

For Lease  
1,800 SF Flex Units

Carolina Business  
Center

2818-2905 Queen City Dr | Charlotte, NC



### This Park Offers:

- Convenient Location Near Uptown and Airport
- Visibility from I-85
- Over 20 Nearby Restaurants
- 5 Minute Drive to Uptown Charlotte
- Over 20 Hotels within 1 Mile
- Immediate Access to and from I-85 & Billy Graham Pkwy
- Clean and Well Maintained Business Environment

# For Lease 1,800 SF Flex Units

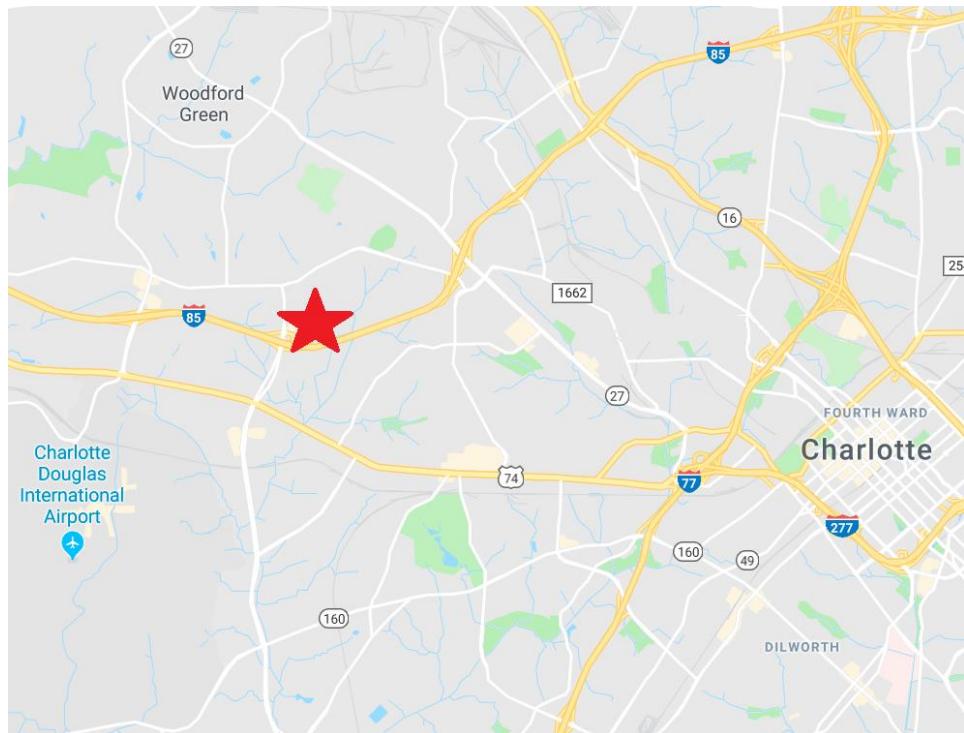
## Carolina Business Center

2818-2905 Queen City Dr | Charlotte, NC



Professional Business Park Located off I-85 and Billy Graham Pkwy

- **Ample Parking**
- **Visibility from I-85 and Queen City Drive**
- **Clean, Well Maintained Business Environment**
- **Rear Grade-Level Doors**
- **Common Area Dock-High Ramp**
- **14' Minimum Warehouse Clear Height**
- **Warehouse Space Heaters**
- **40% to 100% Office Build-Outs**
- **New Tenant Upfits Available**
- **3.3/1,000 Parking Ratio**



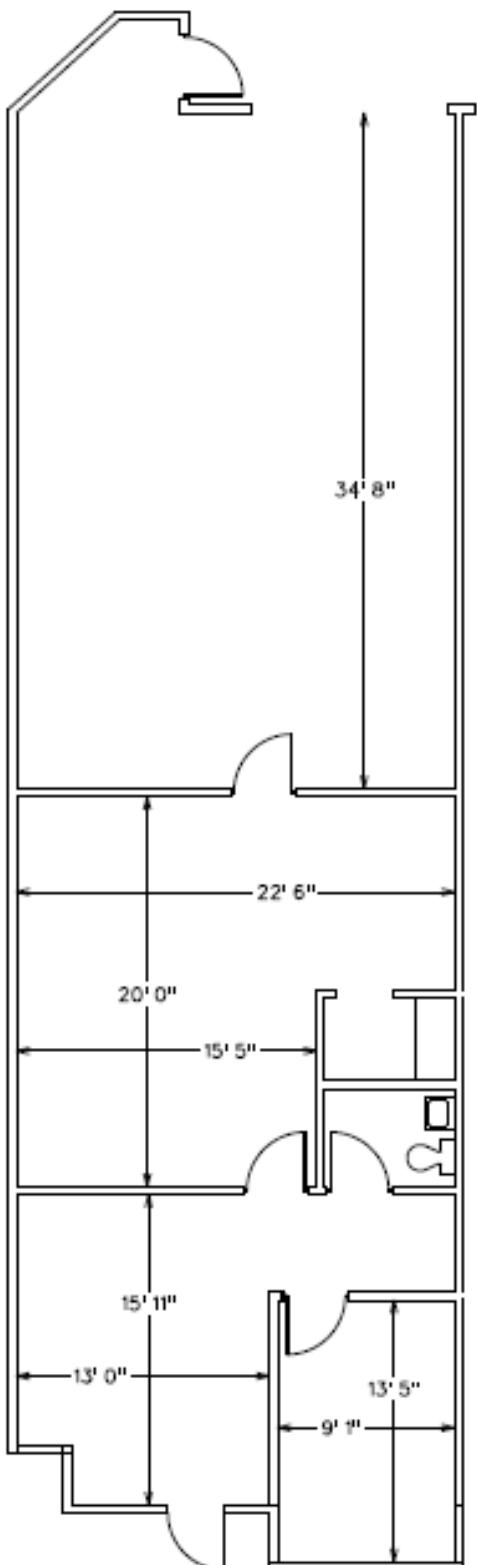
# Current Availabilities:

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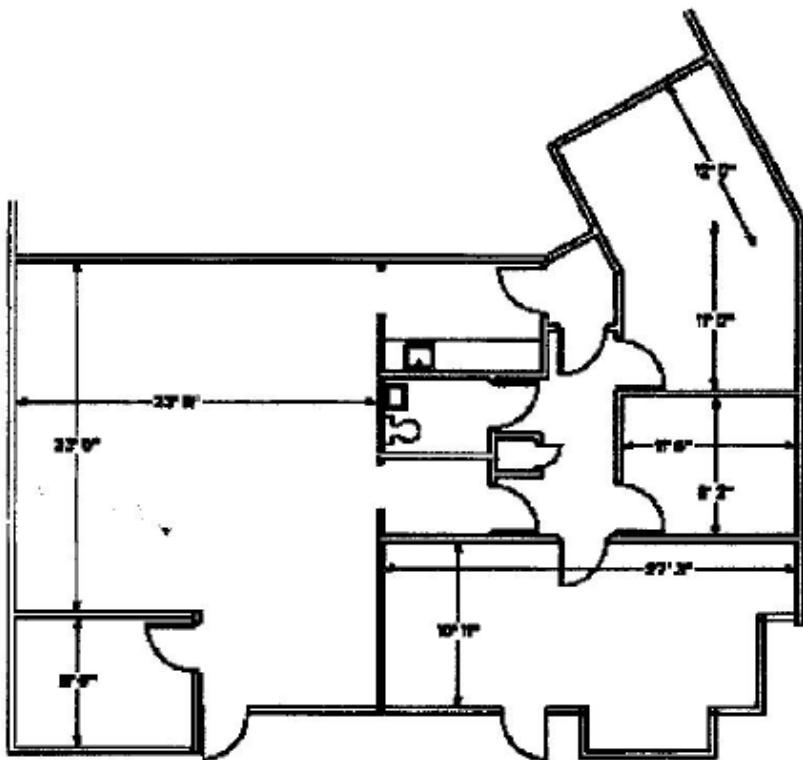
Address / Suite	SF	Rent \$PSF	Monthly Total
2818 Queen City Drive, Suite A	1,848	\$12.00 MG	\$1,848.00
2848 Queen City Drive, Suite AB	1,847	\$12.00 MG	\$1,847.00



CAROLINA CENTER  
BUSINESS PARK

2818-A

1,848 TOTAL SF  
927 SF OFFICE  
921 SF WAREHOUSE



**CAROLINA BUSINESS CENTER**

**2848 QUEEN CITY DR  
SUITE A-B  
1,847 TOTAL SF**

**CAROLINA BUSINESS CENTER**  
**+/- 1,847sf**  
**2848-A/B Queen City Drive**