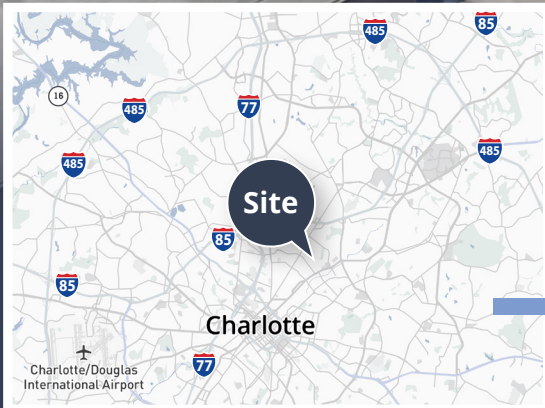
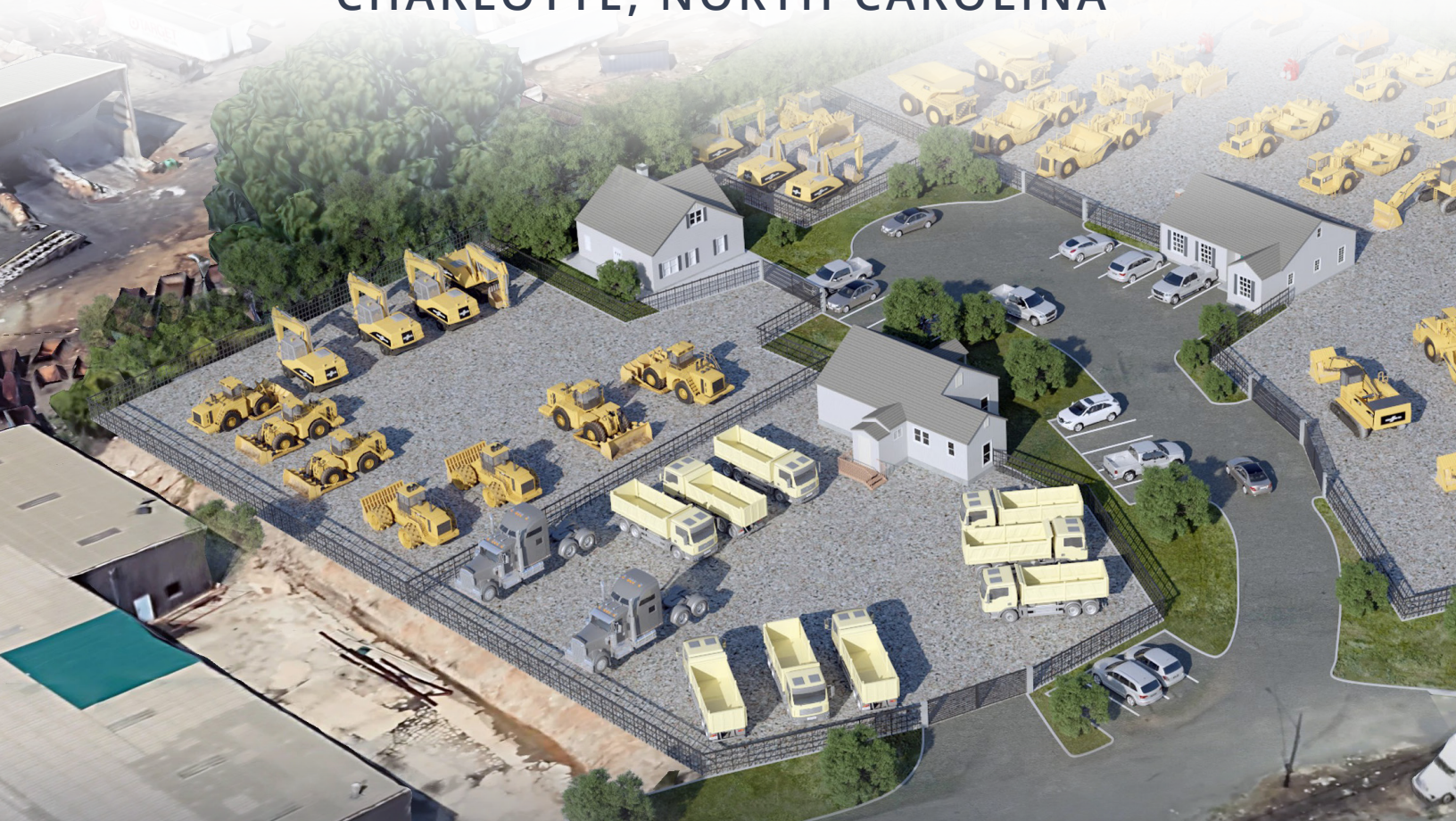


3525 & 3533 ROBINSON CIRCLE

CHARLOTTE, NORTH CAROLINA



**± 1.1 ac IOS Land Available
and Demisable with
± 2,242 sf Onsite Buildings**

HEAVY INDUSTRIAL ZONING

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SIMI CAPITAL GROUP

**AVISON
YOUNG**

PROPERTY OVERVIEW



★ - Access Point

Property Highlights

- North Graham/Atando Submarket
- ±1.1 Acres Available
- Paved, Fenced, Lit & Secured
- 2 Office Buildings
- Property can be subdivided
- Two Access Points

Permitted Uses

- Contractor Office
- Container Storage
- Commercial Vehicle Parking
- Tractor Trailer Parking
- Equipment Storage

Property Specifications

Address:	3525 & 3533 Robinson Cir. Charlotte, NC 28206
Parcel ID:	08506111
Zoning:	ML-2
Land Available:	±0.5 - 1.1 AC
Building SF Available:	±1,248 - 2,400 SF



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MULTI-TENANT OPTION



Property Specifications

Address: 3525 Robinson Circle

Usable Ac: ±0.5 AC

Building SF: ±994 SF (converted office)

Address: 3533 Robinson Circle

Usable Ac: ±0.6 AC

Building SF: ±1,248 SF (converted office)



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YOUNG**

SINGLE TENANT OPTION



Property Specifications

Address: 3525 & 3533 Robinson Circle

Usable Ac: ±1.10 AC

Building SF: ±2,242 SF (converted office)

AREA OVERVIEW



INTERSTATE 85
2.2 miles



INTERSTATE 77
2.3 miles



INTERSTATE 277
2.7 miles

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