



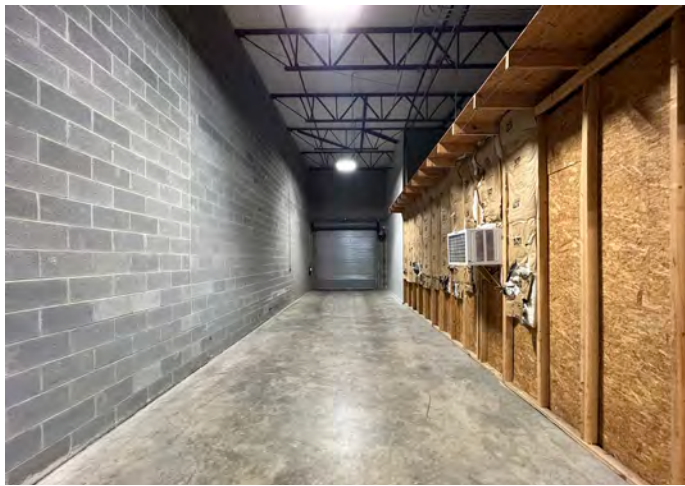
FLEX SPACE | **FOR LEASE**

1705 ORR INDUSTRIAL COURT, SUITE G | CHARLOTTE

Newly renovated flex space available between NoDa and the University area, just minutes from N. Tryon Street and Old Concord Road. The property is a well-maintained flex building located in a cul-de-sac, offering a professional setting with multiple small tenants.

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PROPERTY INFORMATION

SF

- 4,406 SF Total
- ±1,000 SF Office
- ± 3,400 SF Warehouse

ZONING - ML-1

AVAILABILITY - Immediately

FEATURES

OFFICE:

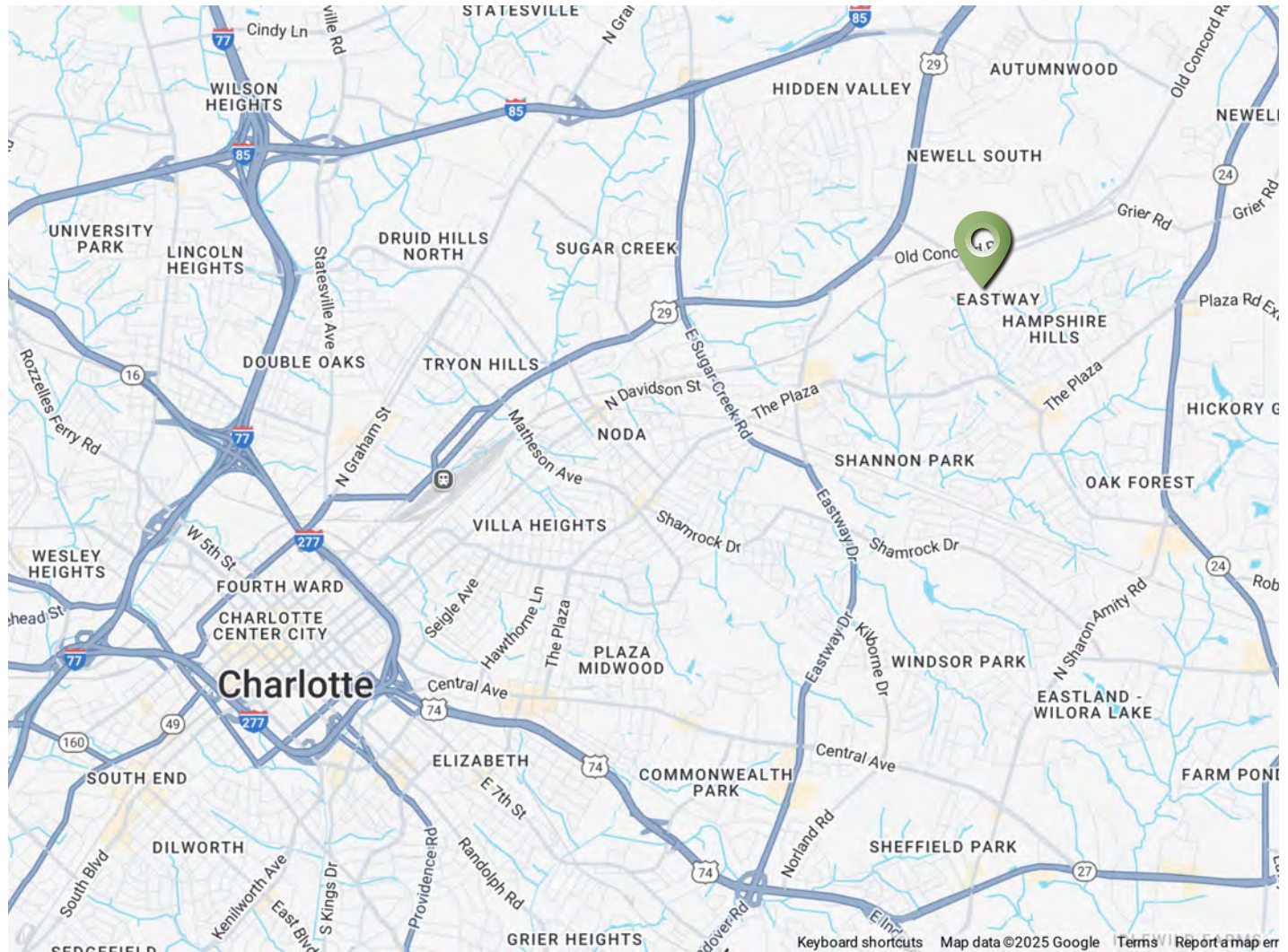
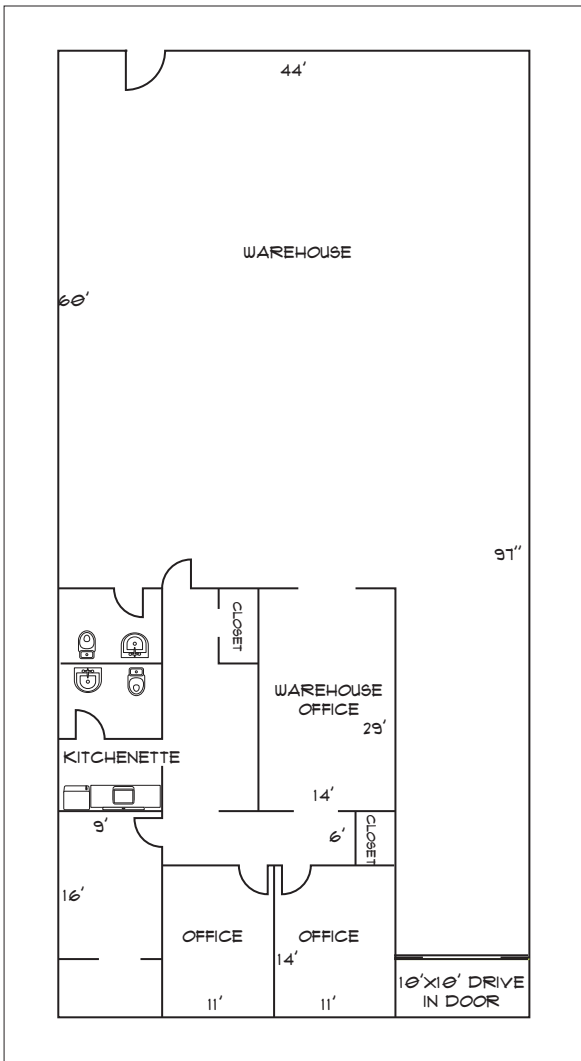
- 2 large offices
- 1 office/Warehouse room (406 SF)
- 2 bathrooms
- New (2025) HVAC, paint, and ceiling
- Reception area

WAREHOUSE:

- 16' to 18' ceiling height
- (1) 10'x10' Drive In Door
- Heated warehouse space
- New LED lighting
- 5 dedicated parking spaces

LEASE RATE: \$16.00/SF, NNN
(\$5,900/month)





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 *The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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