

714-726 Montana Dr

CHARLOTTE, NC 28216



Available for Lease

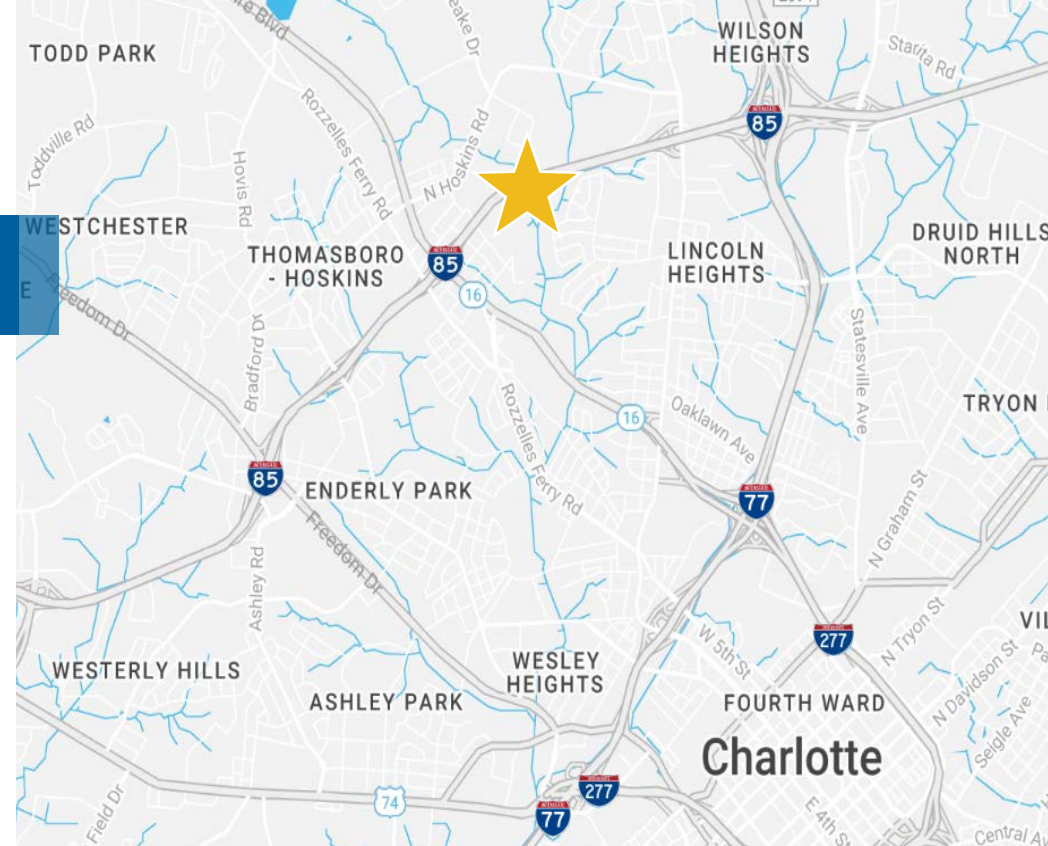
+/- 700 - 1,250 SF Suites in the Montana Business Park



Property Highlights

Available for lease in the Montana Dr Business Park in Charlotte, NC, a flex space of three separate buildings offering suites ranging from +/- 700 - 1,250 SF. The location boasts great proximity to Brookshire Blvd, I-85, Charlotte Douglas International Airport, and Uptown Charlotte. The business park offers ample on-site parking and a mix of drive-in doors and dock high doors in the suites.

Address	714-726 Montana Dr, Charlotte, NC 28216
Availability	Available for Lease
Asset Class	Flex
Square Footage	+/- 700 - 1,250 SF Available For Lease
Zoning	ML-1
Parcel	06914433
Year Built	2000
Parking	On-site parking
Lease Rate	\$18-22 psf NNN
Occupancy	Available within 30 days
Additional Information	Buildings 714, 718 and 722 have drive-in doors. Building 726 has dock high doors.



Demographics



6,081 Population - 1 mile
75,410 Population - 3 mile



\$46,589 Average Household Income - 1 mile
\$81,903 Average Household Income - 3 mile



2,371 Households - 1 mile
31,346 Households - 3 miles



4,311 Employees - 1 mile
38,867 Employees - 3 mile



Site Plan

Total Available
+/- 700 - 1,250 SF

Building I

Fully Leased

Building II

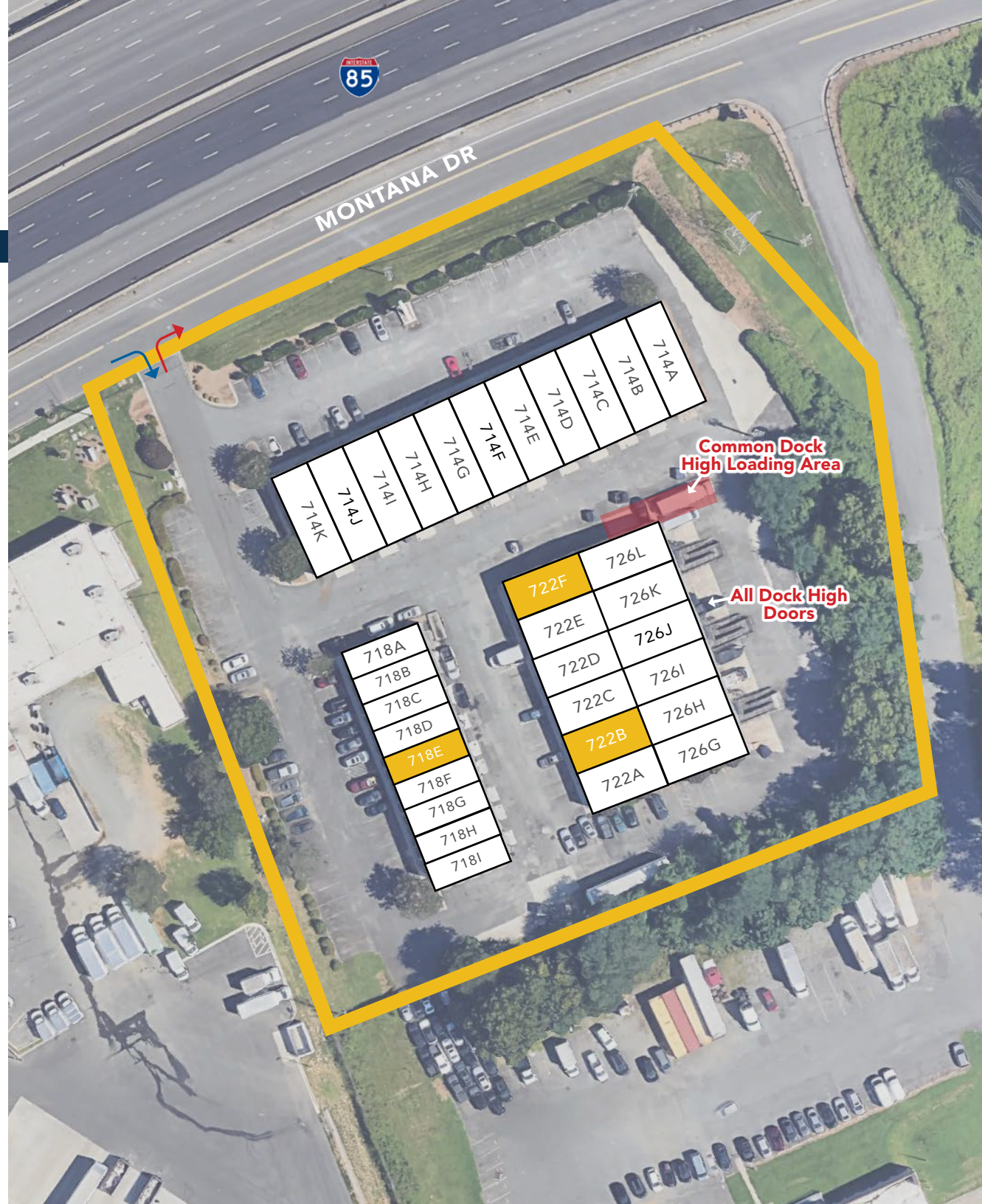
Suite 718E
+/- 700 SF

Building III

Suite 722B
+/- 1,250 SF

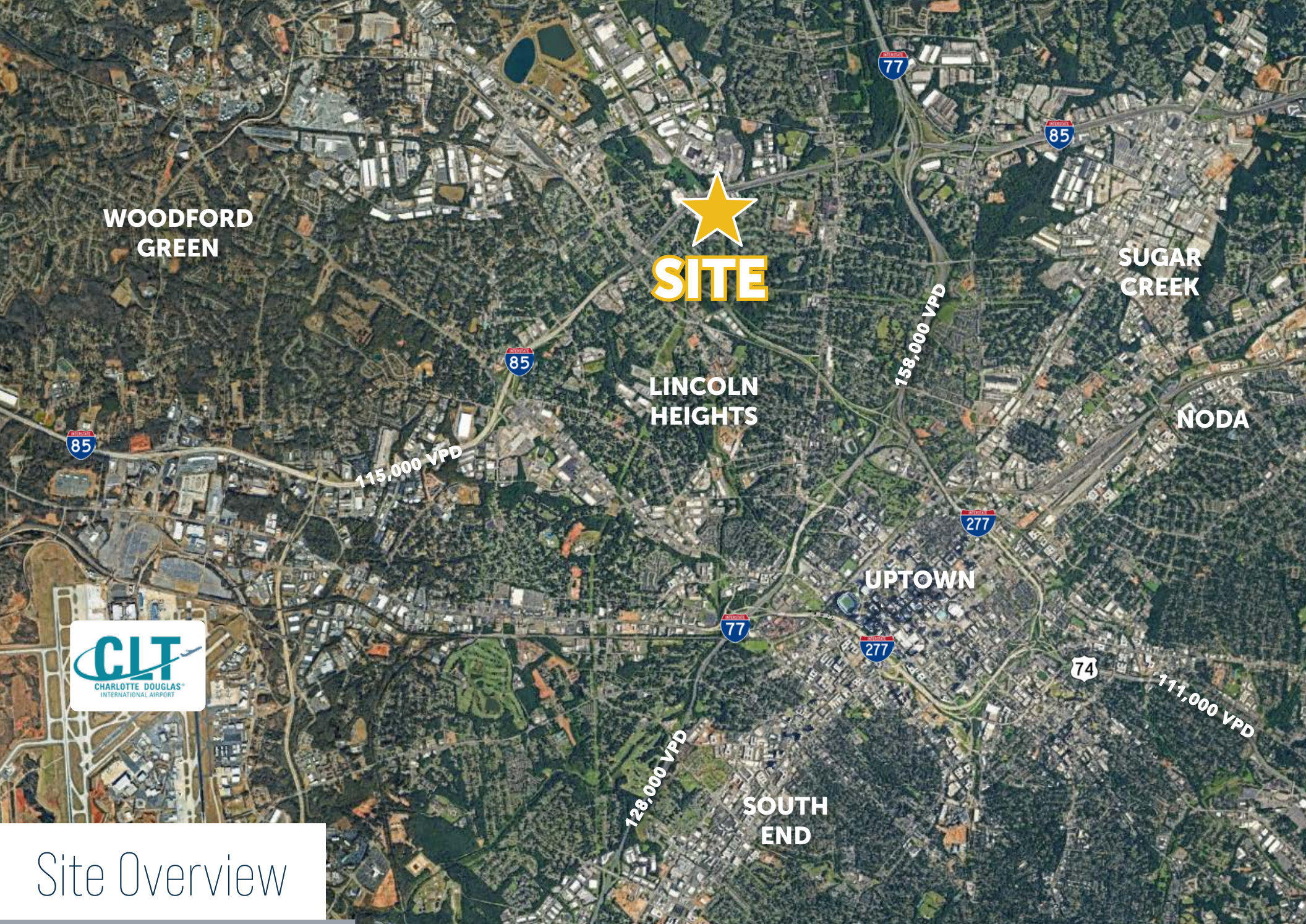
Suite 722F
+/- 1,250 SF

*All have drive in doors





Property Photos



Site Overview

UNIVERSITY
PARK

UPTOWN

OAKVIEW
TERRACE

Common Dock High
Loading Area

SITE

MONTANA DR

Contact for Details:

Ben Breaux

Ben@whitesidecre.com

M: (504) 908-6872