

# Flex Space For Lease By Owner

## \$4200 per month / $\pm 3700$ SF

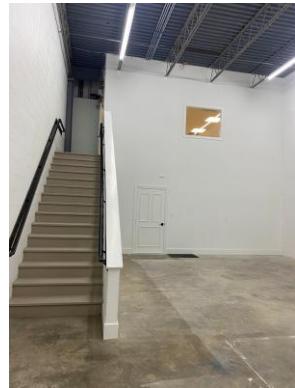
### 422 Crompton Street, Charlotte NC 28273



Great price for flex office/warehouse space close to the I-77 and I-485 Westinghouse Blvd exits. Zoned I-2. Smaller office/industrial park with mostly long-term tenants. Well managed. Monthly rent includes water/sewer and CAM. Office park dumpsters and cardboard recycling bins provided.

**AVAILABLE NOW.**

$\pm 1250$  SF 1st floor office space includes large reception area, 2 private offices, kitchenette w/sink, 2 bathrooms  
 $\pm 1250$  SF 2nd floor office space divided into 2 large rooms, 2 staircases w/access to front/foyer & back/warehouse  
 $\pm 1200$  SF Warehouse space is 20' high with a 10' X 12' dock high overhead door, heat only



For more information or to schedule a showing contact:

**Ed Elam Realty Company**

**704-578-4248**