

**PIEDMONT PROPERTIES**  
CORFAC INTERNATIONAL

# INDUSTRIAL FOR LEASE

±2,150 SF ON ±2.09 AC | ZONED ML-2 | ABILITY TO SUBDIVIDE



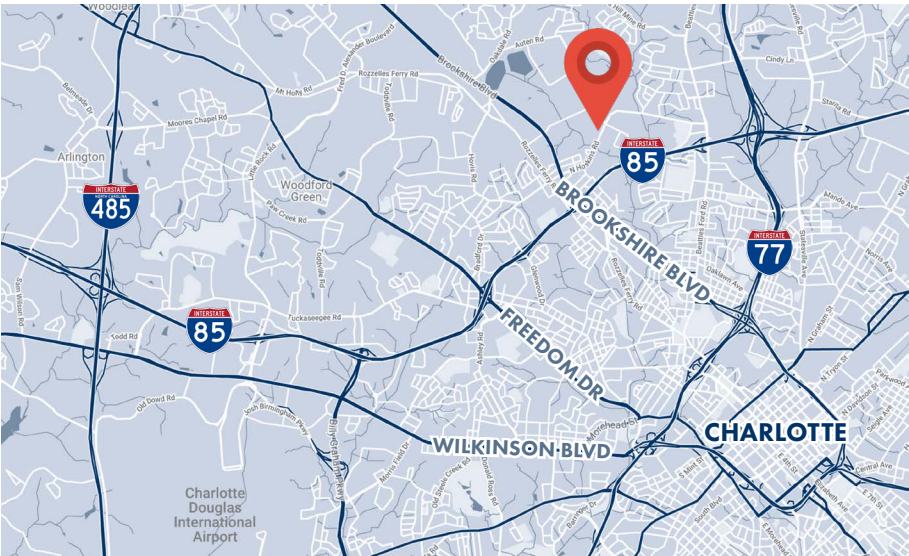
**855 N HOSKINS RD, CHARLOTTE, NC 28216**

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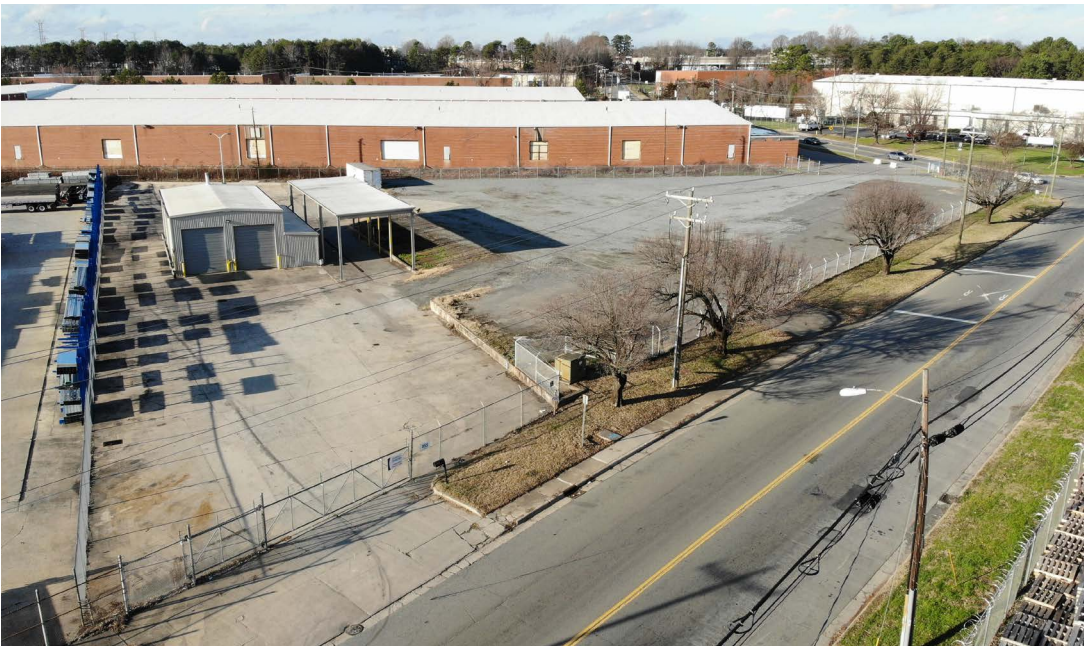


# PROPERTY HIGHLIGHTS

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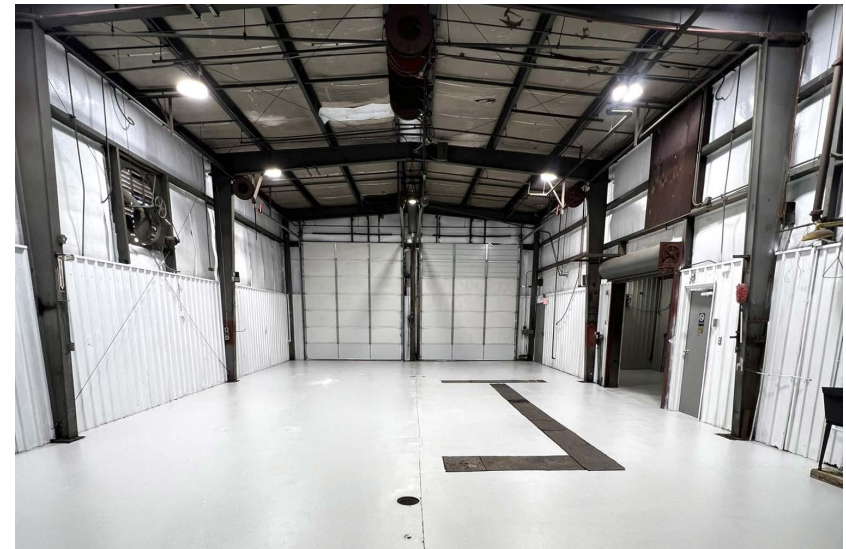
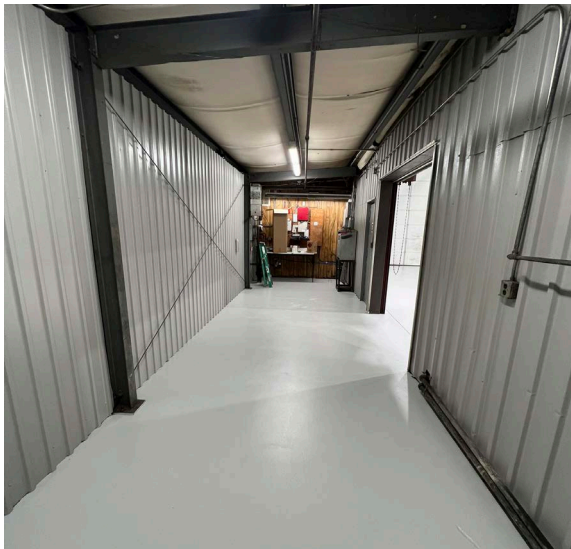
BUILDING	±2,150 SF two bay shop
LAND	±2.09 acres (Landlord willing to subdivide) Fenced, lit, and stabilized
ZONING	ML-2
LOCATION	±1 mile from Brookshire Blvd and I-85
RECENT IMPROVEMENTS	<ul style="list-style-type: none"><li>• Yard has been freshly graveled and graded</li><li>• Fenced has been repaired</li><li>• Building has been painted</li><li>• Full interior fit-out of building including resurfacing of floor, office and bathroom renovation, HVAC replacement, and LED lighting installation</li></ul>





# BUILDING PHOTOS

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# FLOOR PLAN

855 N HOSKINS RD | CHARLOTTE, NC 28216

±2,150 SF  
TWO BAY SHOP

±1,840 SF  
COVERED  
STORAGE

