

For Lease

**Redevelopment Opportunity*

**HVAC IN
PRODUCTION AREA**



Caldwell Drive

3 Caldwell Drive
Belmont, NC 28012

Available

42,903 SF

3.96 AC Site

Single Tenant Facility with
Available Outdoor Storage Area



Immediate I-85
highway access &
Charlotte MSA



Free standing
building capable for
manufacturing &
warehouse use

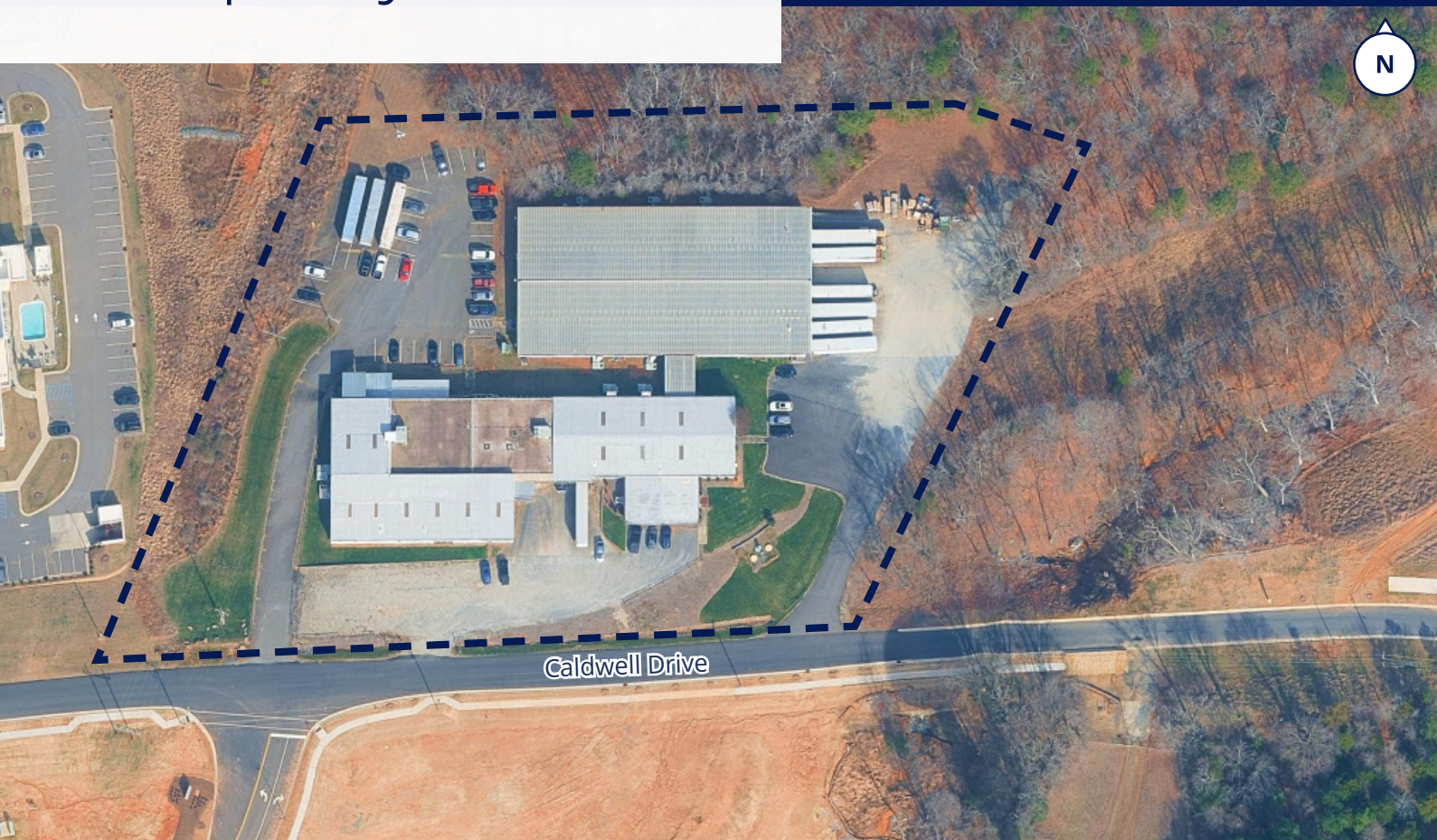


Equipped with
heavy power
capabilities

Accelerating success.

3 Caldwell Drive | For Lease

Property Profile



Numbers at a Glance

42,903 ^{sf}
Building size

3.96 acres
Lot size

±3,000 ^{sf}
Office area

12' - 14'
Clear height

10_{DHD} 1_{DI}
Shipping

277/480_v
Power

800 amps
Power

±35,000 ^{sf}
Fully Conditioned

±40 spaces
Parking

1969
Year Built

LED
Lighting

B3
Zoning

*Compressed Airlines
Throughout

*Redevelopment
Opportunity

Property Drawings

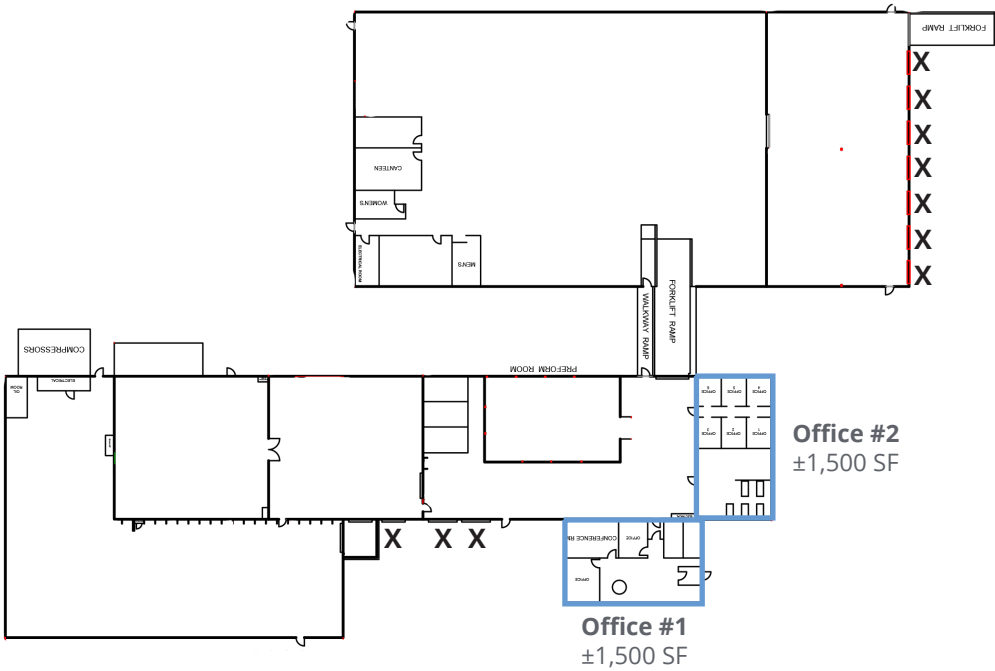


Site Plan

Property Boundary

Ingress/Egress

N



Floor Plan

Dock Doors

Office Space

Contact

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