

600 PHILLIP DAVIS DR

Charlotte, NC 28217

Uptown

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RECYCLING

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77

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PHILLIP DAVIS DR

Available for Sale or Lease

+/- 31,172 SF Industrial Building on 5.8 AC

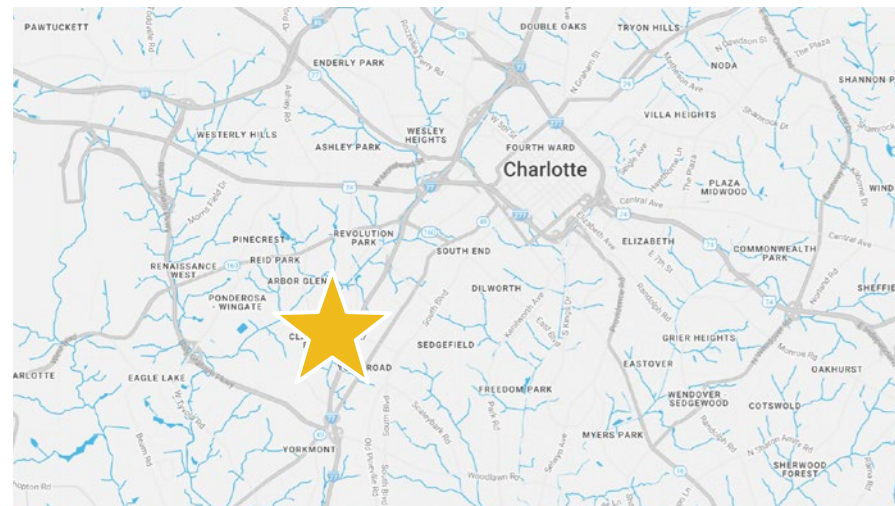
WHITESIDE
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer 600 Phillip Davis Dr. in Charlotte, NC for Sale or Lease. This versatile industrial property features +/- 31,172 SF on +/- 5.8 acres, including +/- 21,272 SF of warehouse space and +/- 9,900 SF of showroom/office space. There is a potential outdoor storage opportunity for +/- 3.44 AC of outdoor storage.

This is an excellent opportunity in Charlotte's growing industrial market. The combination of substantial warehouse capacity, professional showroom/office space, and significant outdoor storage potential makes this an ideal location for distribution, manufacturing, or operations requiring both indoor and outdoor space. The ML-2 zoning provides flexibility for a wide range of industrial uses.

+/- 31,172 SF Available for Sale or Lease



ADDRESS 600 Phillip Davis Dr. | Charlotte, NC 28217

AVAILABILITY Available for Sale or Lease

SQUARE FOOTAGE +/- 31,172 Total SF
+/- 21,272 Warehouse
+/- 9,900 SF Showroom / Office

ACREAGE +/- 5.8 AC
*Potential for +/- 3.44 AC of outdoor storage

ASSET CLASS Industrial

ZONING ML-2

PARCEL ID 14526106

YEAR BUILT 1982

LOADING (2) 12' x 12' Oversized Loading Doors under Canopy
(1) Dock High Door - Dock well
(1) Ramp leading to a 12' x 12' Oversized Door
Covered Loading Platform that is "Van Height"

CLEAR HEIGHT 19'

LEASE RATE \$13.00 PSF NNN

SALE PRICE Call for Pricing

Site Overview

+/- 5.8 Acres Total

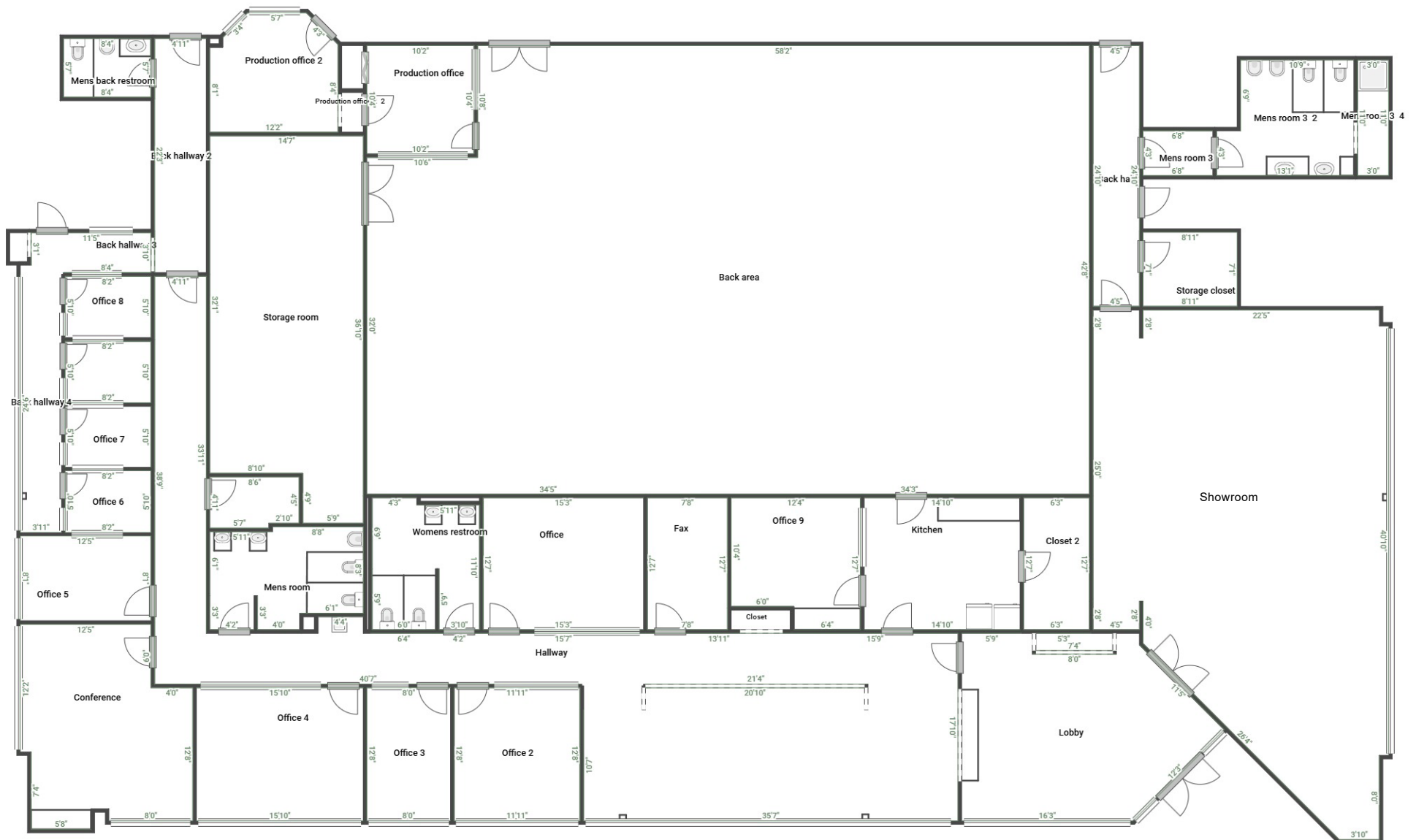
PHILLIP DAVIS DR

+/- 3.44 AC
OUTDOOR STORAGE

SWIM BUFFER
*NOT A FLOOD PLAIN



Floor Plan



Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.