

For Lease  
1,134 – 5,752 SF Flex Units

Carolina Business  
Center

2818-2905 Queen City Dr | Charlotte, NC



### This Park Offers:

- Convenient Location Near Uptown and Airport
- Visibility from I-85
- Over 20 Nearby Restaurants
- 5 Minute Drive to Uptown Charlotte
- Over 20 Hotels within 1 Mile
- Immediate Access to and from I-85 & Billy Graham Pkwy
- Clean and Well-Maintained Business Environment

125 Trade Court, Suite F PMB-12, Mooresville, North Carolina 28117 | 704-709-9708 | Clifford@CPGIndustrial.com

[www.CPGINDUSTRIAL.com](http://www.CPGINDUSTRIAL.com)

For Lease  
1,134 – 5,752 SF Flex Units

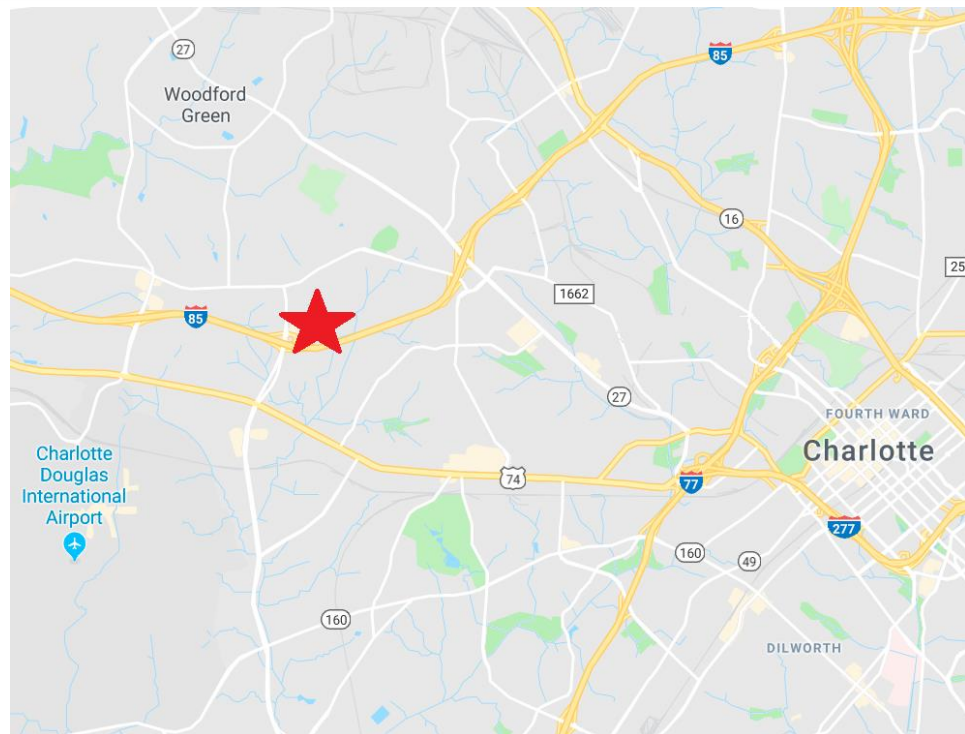
Carolina Business  
Center

2818-2905 Queen City Dr | Charlotte, NC



## Professional Business Park Located off I-85 and Billy Graham Pkwy

- Ample Parking
- Visibility from I-85 and Queen City Drive
- Clean, Well Maintained Business Environment
- Rear Grade-Level Doors
- Common Area Dock-High Ramp
- 14' Minimum Warehouse Clear Height
- Warehouse Space Heaters
- 40% to 100% Office Build-Outs
- New Tenant Upfits Available
- 3.3/1,000 Parking Ratio



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# Current Availabilities:

# Carolina Business Center

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Address / Suite

SF

Rent \$PSF

Monthly Total

2818 Queen City Drive, Suite E

1,134

\$15.00 MG

\$1,417.50

2838 Queen City Drive, Suite A

2,241

\$14.00 MG

\$2,614.50

2838 Queen City Drive, Suite E&F

5,752

\$14.00 MG

\$6,710.67

2905 Queen City Drive, Suite D

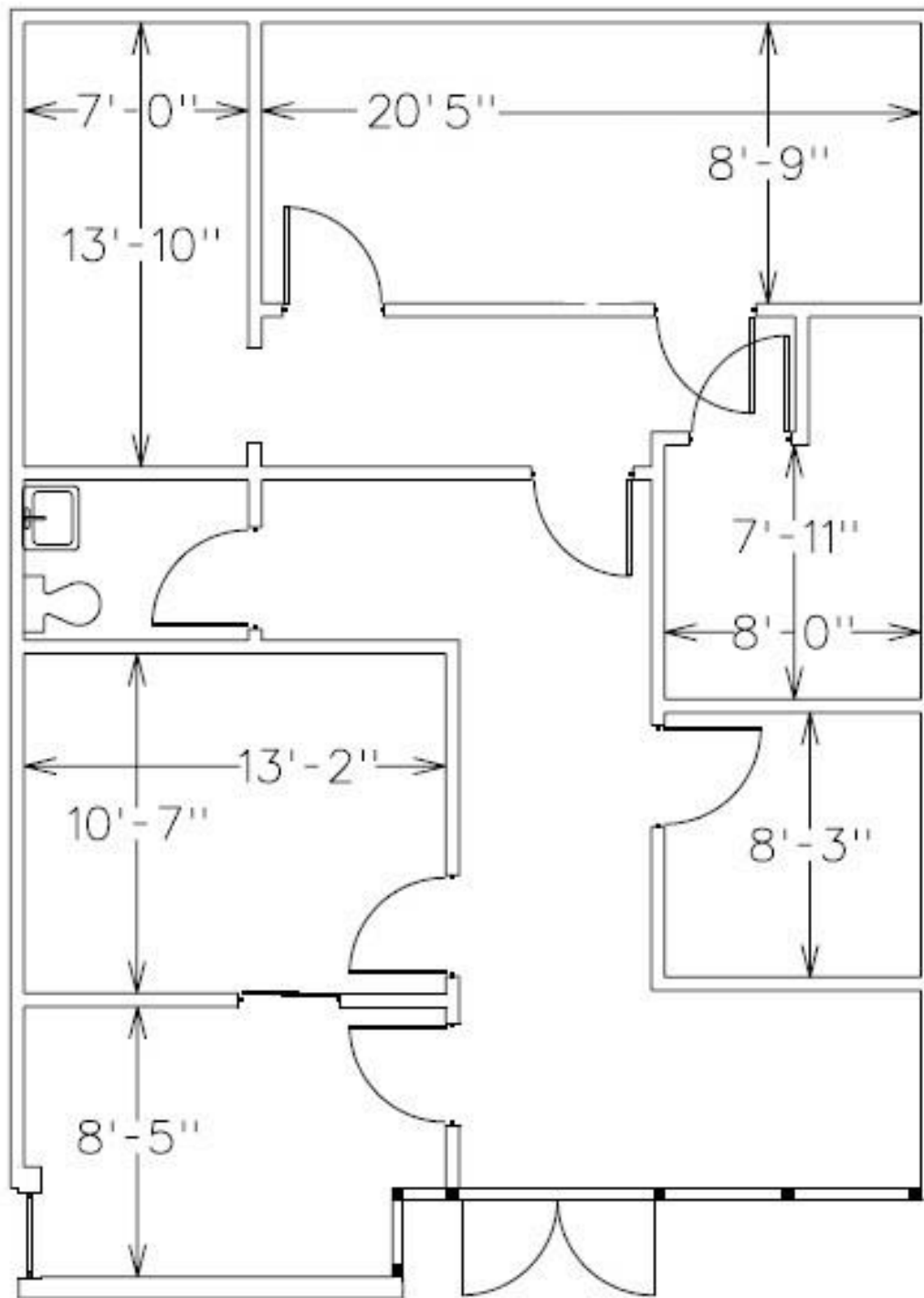
3,708

\$14.00 MG

\$4,326.00

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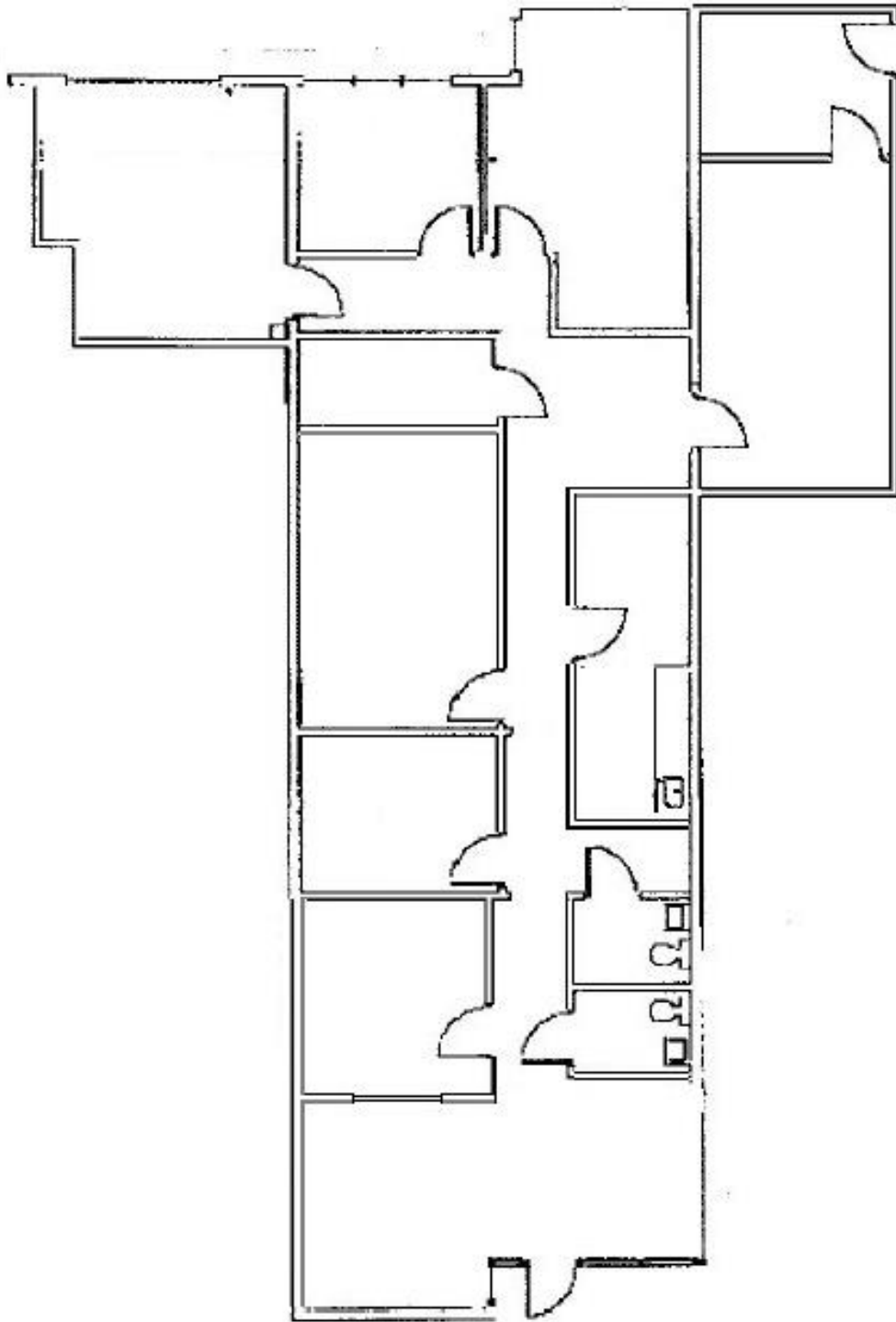
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2818 E QUEEN CITY DRIVE  
CAROLINA BUSINESS CENTER

1,134 TOTAL SF

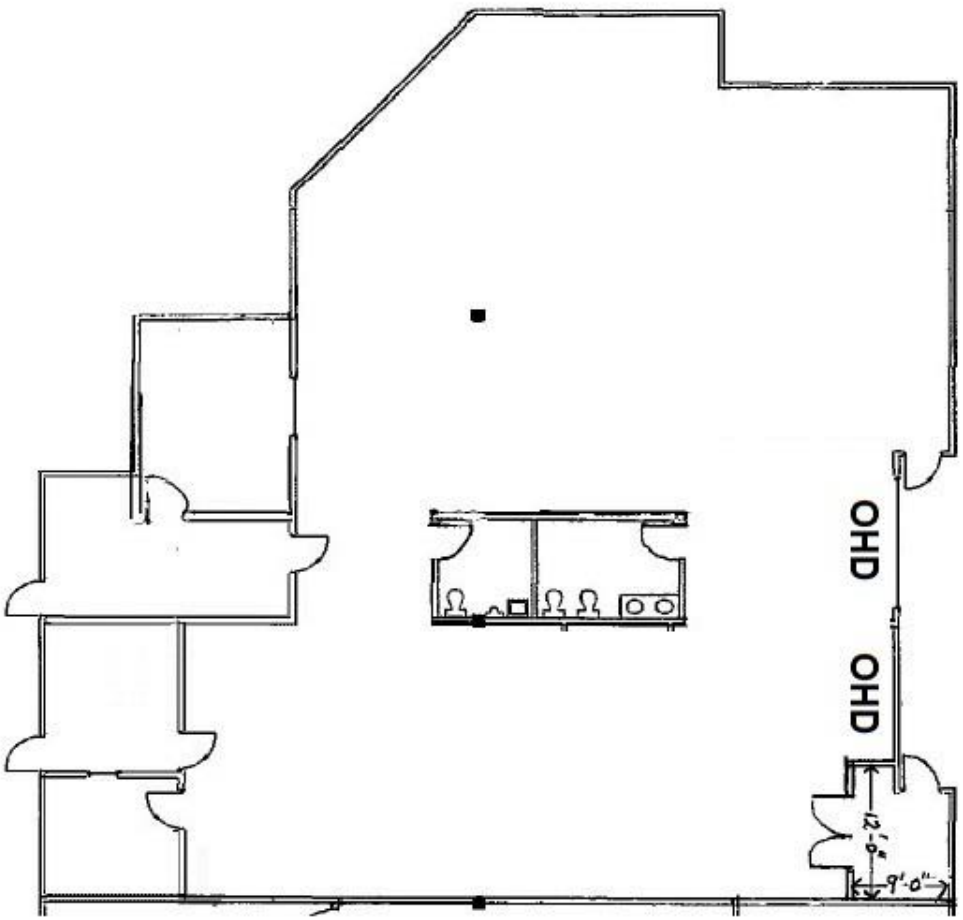


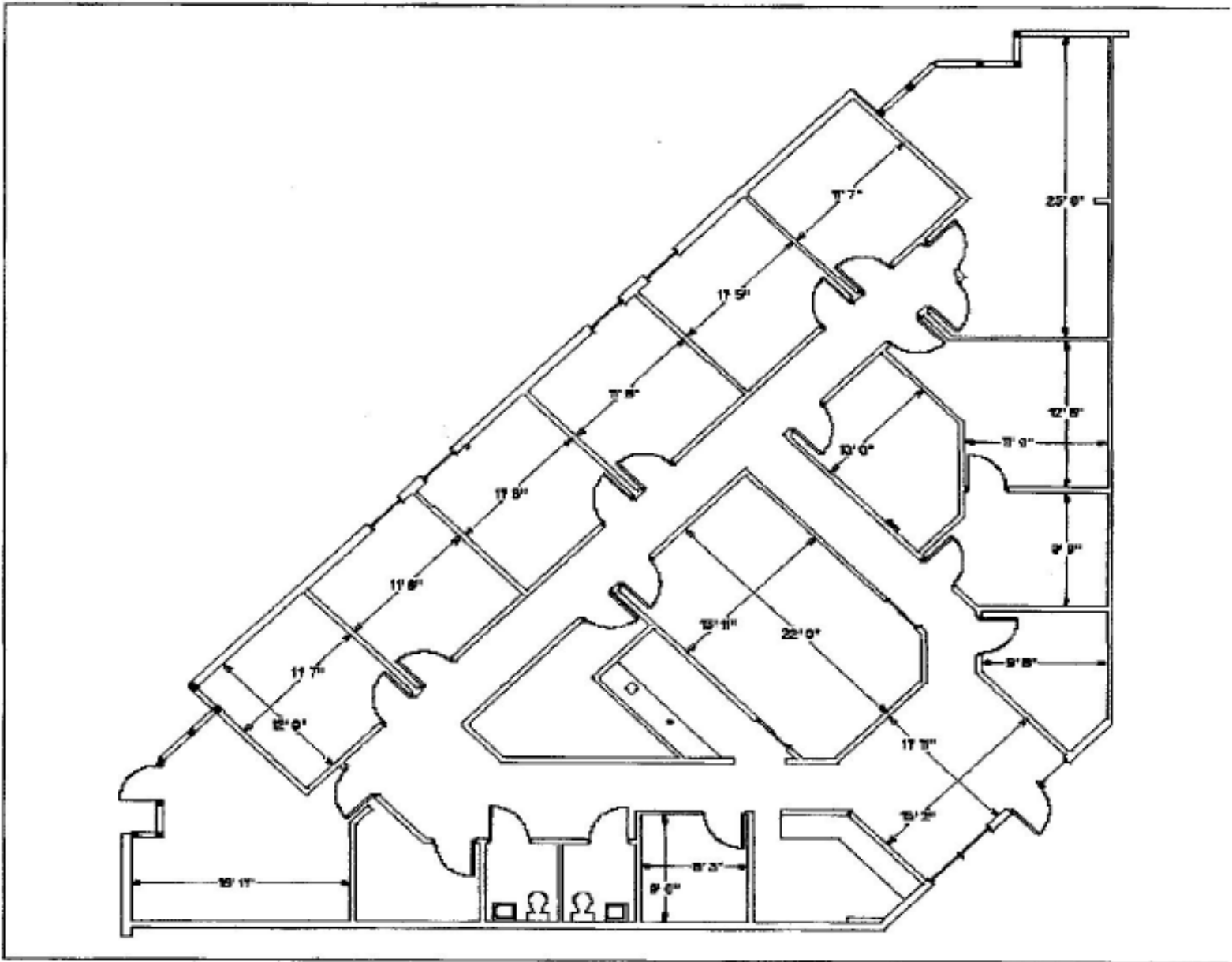


**CAROLINA BUSINESS CENTER**  
**2838 QUEEN CITY DRIVE**  
**SUITE A**  
**2,241 SF TOTAL**



CAROLINA BUSINESS CENTER  
2838 QUEEN CITY DRIVE  
SUITES E&F  
5,752 SF TOTAL





CAROLINA BUSINESS CENTER  
2905 QUEEN CITY DRIVE  
SUITE D  
3,708 SF TOTAL

