



GRAHAM PARK — CLT

AVAILABLE FOR LEASE

ANTICIPATED DELIVERY DATE: Q3 2026



±172,250 SF Industrial Facility with Outdoor Storage

2241 Graham Park Dr, Charlotte, NC 28273

Tom Tropeano, SIOR

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TRINITY CAPITAL



BUILDING SUMMARY



Multiple Storefronts Available

Offering multiple storefronts, designed to accommodate numerous tenants.

Located at 2241 Graham Park Drive, Graham Park CLT is a 172,250-sf industrial facility in the Southwest submarket of Charlotte offering Class A industrial space to Tenants ranging in size from 20,000 sf and up. This project has 2 acres of dedicated outdoor storage and is adjacent to Norfolk Southern Rail Line.



PROPERTY OVERVIEW



 Norfolk Southern
Railway System

Address:	2241 Graham Park Dr, Charlotte, NC 28273	Total Building SF:	±172,250 sf	Trailer Parking / Outdoor Storage:	±58 trailer spaces (±2 ac)
Site Size:	±17.38 ac	Office SF:	BTS	Auto Parking:	±124 spaces
Zoning:	I-2 (cd)	Clear Height:	32'	Available:	Q3 2026
		Sprinkler:	ESFR		

LOCATION OVERVIEW



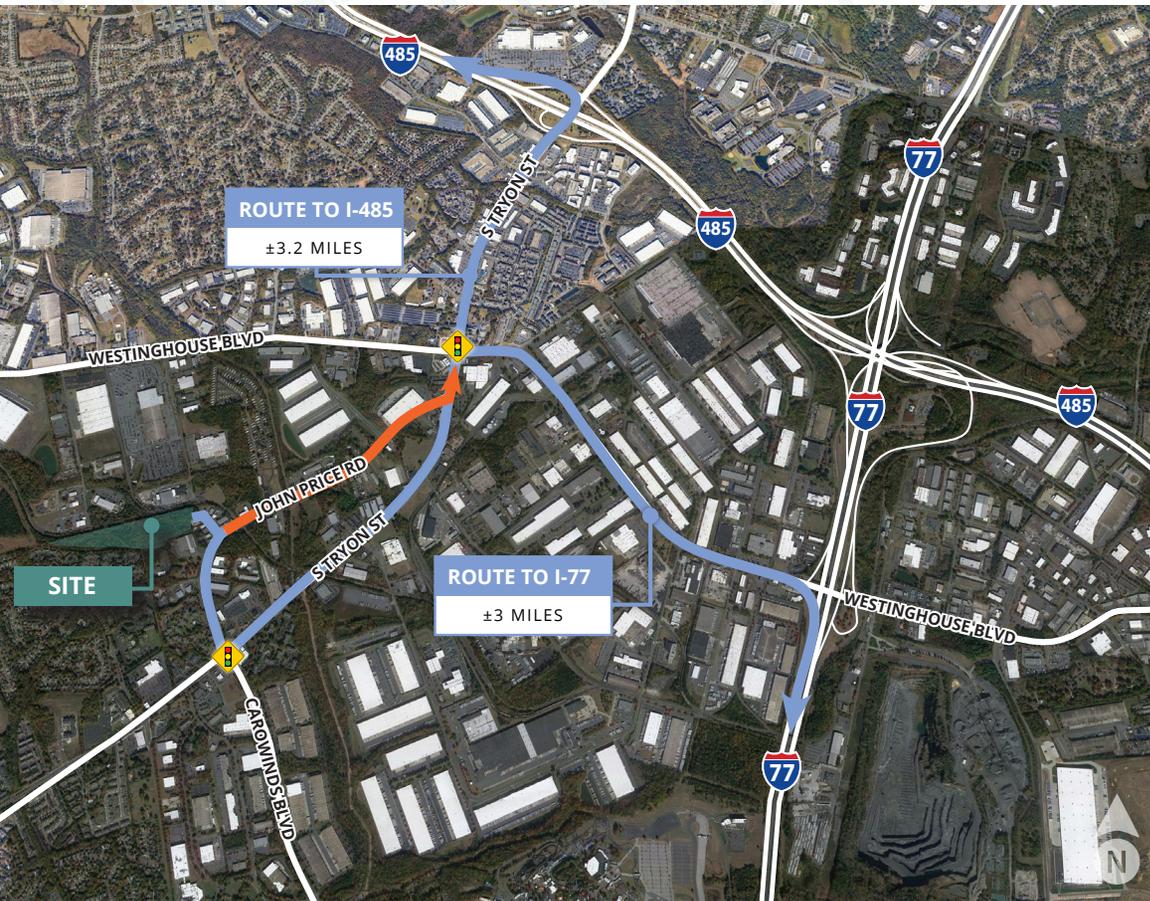
LAKE WYLIE
6 MILES

CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
11 MILES

UPTOWN CHARLOTTE
15 MILES



INTERSTATE ACCESS



INTERSTATE 77
3 miles



INTERSTATE 485
3.2 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
11 miles

If you would like more information on this offering, please get in touch.

LISTING TEAM

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