



**FLEX SPACE | FOR LEASE**

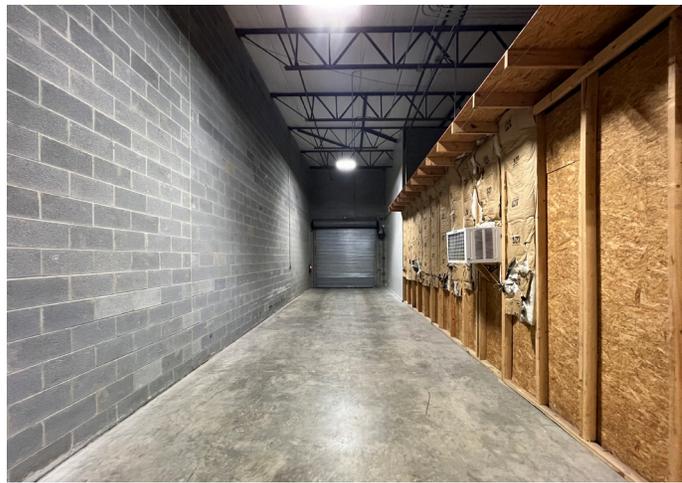
**1705 ORR INDUSTRIAL COURT, SUITE G | CHARLOTTE**

Newly renovated flex space available between NoDa and the University area, just minutes from N. Tryon Street and Old Concord Road. The property is a well-maintained flex building located in a cul-de-sac, offering a professional setting with multiple small tenants.

**KEVIN MITCHELL**  
c 704 317 9245  
kmitchell@mecacommercial.com

**ZACH DANIEL, CCIM**  
c 704 560 1192  
zdaniel@mecacommercial.com





## PROPERTY INFORMATION

### SF

- 4,406 SF Total
- ±1,000 SF Office
- ± 3,400 SF Warehouse

**ZONING** - ML-1

**AVAILABILITY** - Immediately

### FEATURES

#### OFFICE:

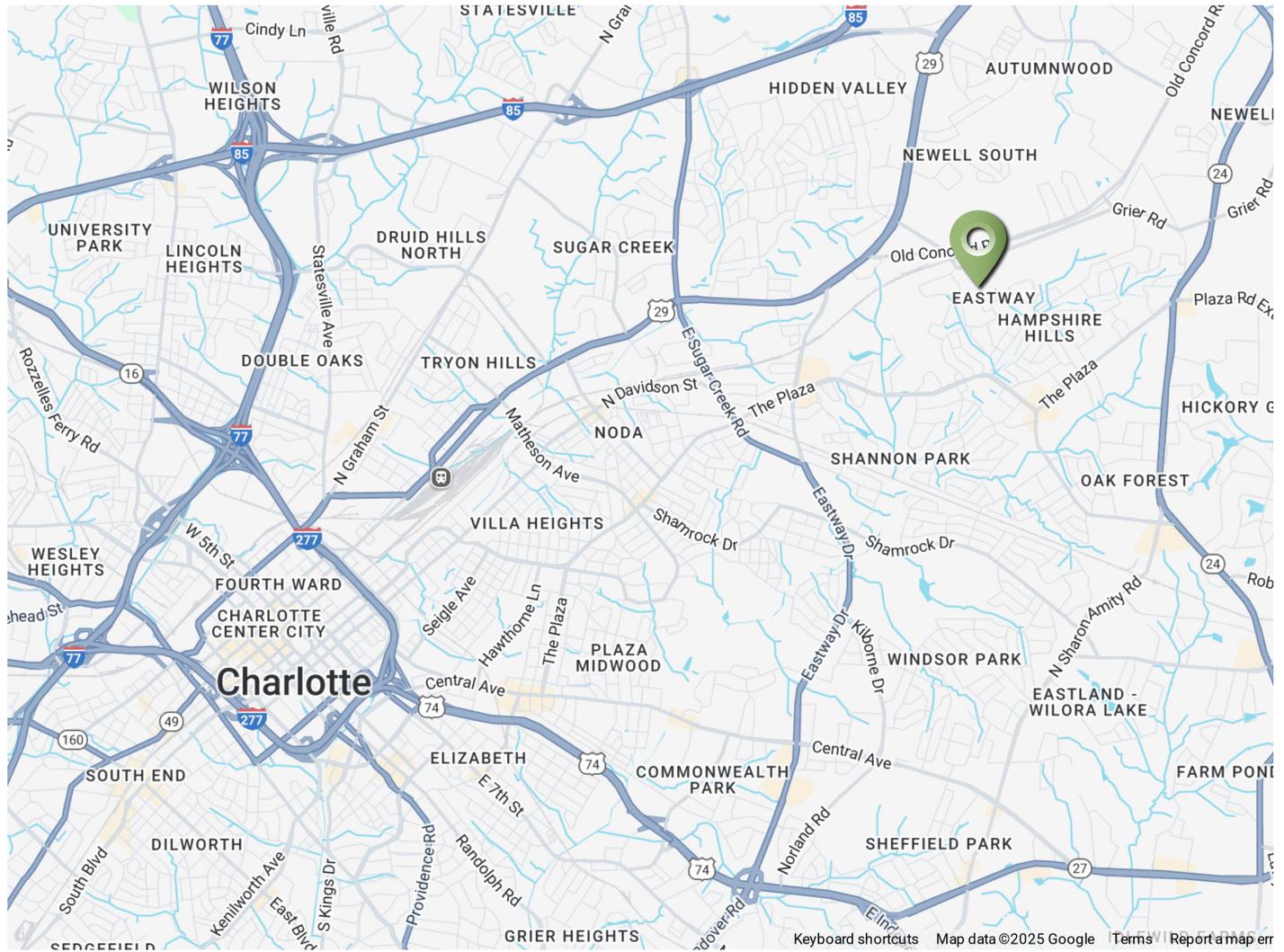
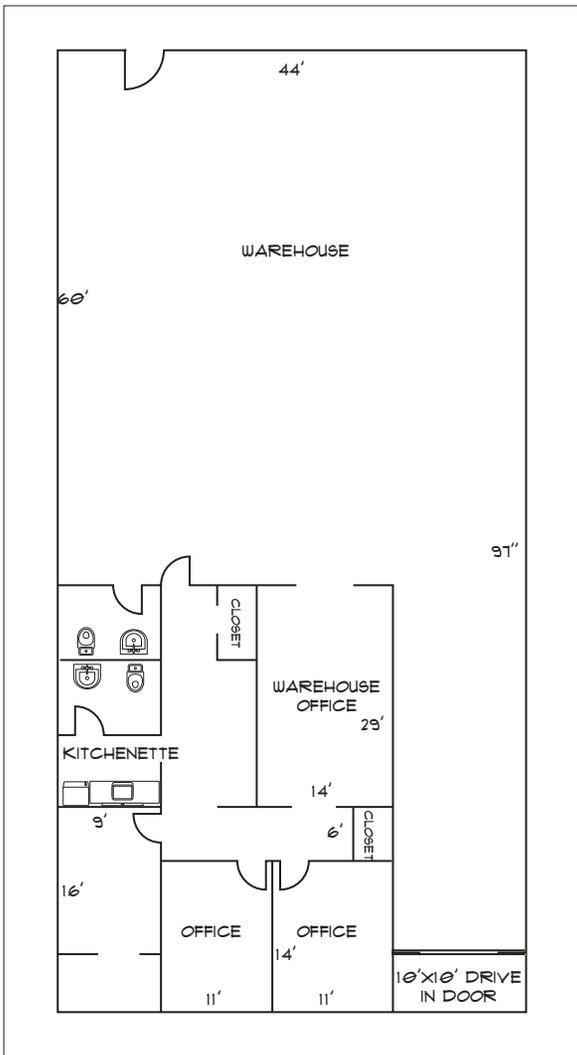
- 2 large offices
- 1 office/Warehouse room (406 SF)
- 2 bathrooms
- New (2025) HVAC, paint, and ceiling
- Reception area

#### WAREHOUSE:

- 16' to 18' ceiling height
- (1) 10'x10' Drive In Door
- Heated warehouse space
- New LED lighting
- 5 dedicated parking spaces

**LEASE RATE:** \$14.40/SF, NNN  
(\$5,290/month)





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 \*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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