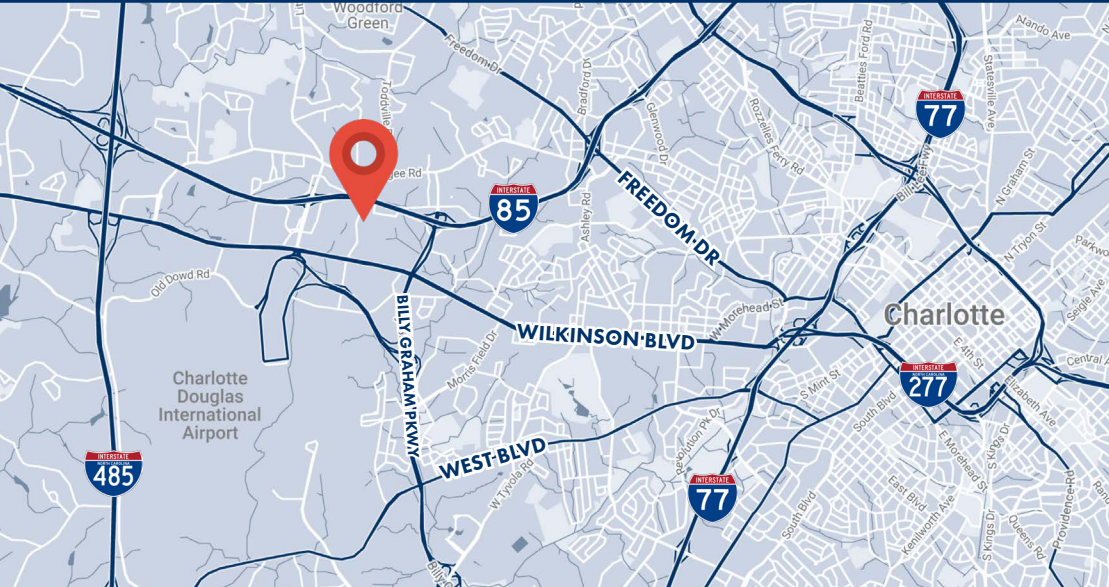


# INDUSTRIAL FOR LEASE

±24,030 SF ON ±3.651 AC **FULLY CONDITIONED FACILITY**



**3101 STAFFORD DR, CHARLOTTE, NC 28208**



<b>SIZE</b>	±24,030 SF total with ±9,774 SF office (see floor plan)
<b>ACREAGE</b>	±3.651 acres
<b>LOADING</b>	2 dock high doors 1 shared ramped drive-in door (10'x10')
<b>FEATURES</b>	Geothermal HVAC system throughout Clear height: 12'-14' Column spacing: 38' x 43'5" T-5 warehouse lighting Wet sprinkler system Power: 2000-amp, 480 volt, 3-phase TPO Roof installed Dec 2023
<b>PARKING</b>	72 auto spaces
<b>ZONING</b>	Zoned ML-2 (ANDO)

**FOR LEASE: \$19.00 PSF NNN**



# PHOTOS

3101 STAFFORD DR | CHARLOTTE, NC 28208



# LOCATION

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