



OFFICE/WAREHOUSE SPACE | FOR SALE

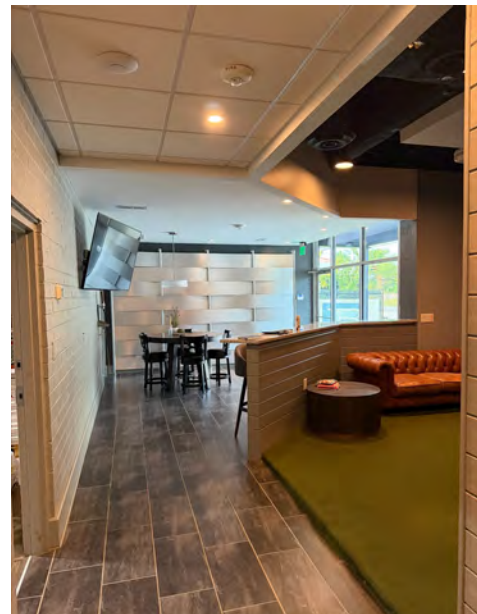
4010-4012 North Graham Street | Charlotte, NC

Highly sought-after opportunity for a freestanding, move-in ready building in the heart of Charlotte's thriving, Sugar Creek urban industrial sector.

COOPER BORTZ
c 704-778-0136
cbortz@mecacommercial.com



The flexible floor plan features 4,000 SF of finished office space ideal for professional, showroom, or administrative use, complemented by a 2,092 SF warehouse with 13' clear heights and a 10'x11' drive-in door for seamless freight and equipment access. Positioned minutes from I-85, I-277, and Uptown Charlotte, this property offers an owner-user or investor immediate access to one of the most active infill industrial markets in the Carolinas.



PROPERTY INFORMATION

SF*

6,092 Total SF - 4,000 office/2,092 warehouse

ACREAGE*

0.462 Acres

ZONING

ML2

FEATURES

- Clear height - 13'
- One drive-in door, 10' x 11'
- 15 Parking spaces with a fenced in lot

LIST PRICE

\$2,300,000

COOPER BORTZ

c 704-778-0136

cbortz@mecacommercial.com

MECA Commercial Real Estate
2216 Monument Street
Charlotte, NC 28208
704 971 2000



MECA
COMMERCIAL REAL ESTATE

