

# WAREHOUSE FOR LEASE

±14,000 SF - 220,000 SF | ±4.70 AC | **OUTDOOR STORAGE**



**2920 N TRYON ST, CHARLOTTE, NC 28206**

**BLAKE OSBORN**  
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blake@piedmontproperties.com

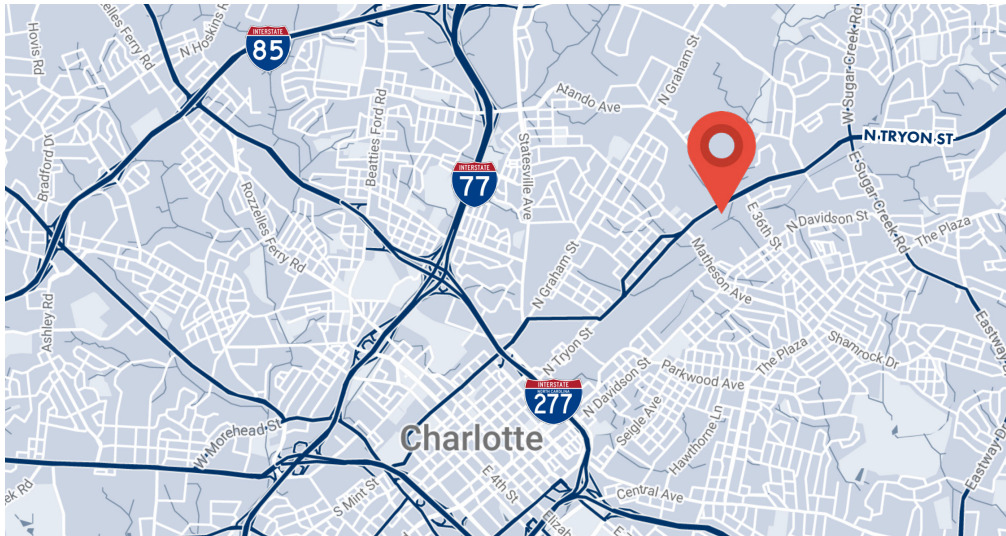
**SCOTT HENSLEY, CCIM, SIOR**  
704.375.1164  
shensley@piedmontproperties.com

**LESTER OSBORN, CCIM, SIOR**  
704.375.1131  
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# PROPERTY HIGHLIGHTS

2920 N TRYON ST | CHARLOTTE, NC 28206



## MAIN LEVEL

### SQUARE FOOTAGE

±61,200 SF total  
Suite A: ±34,200 SF  
Suite B: ±27,000 SF

### LOADING

2 Dock high doors  
2 Grade level doors

**CLEAR HEIGHT** 18'

## LOWER LEVEL

### SQUARE FOOTAGE

±103,115 SF total  
Suite C: ±88,755 SF  
Suite D: ±14,360 SF

### LOADING

2 Dock high doors

**CLEAR HEIGHT** 12'

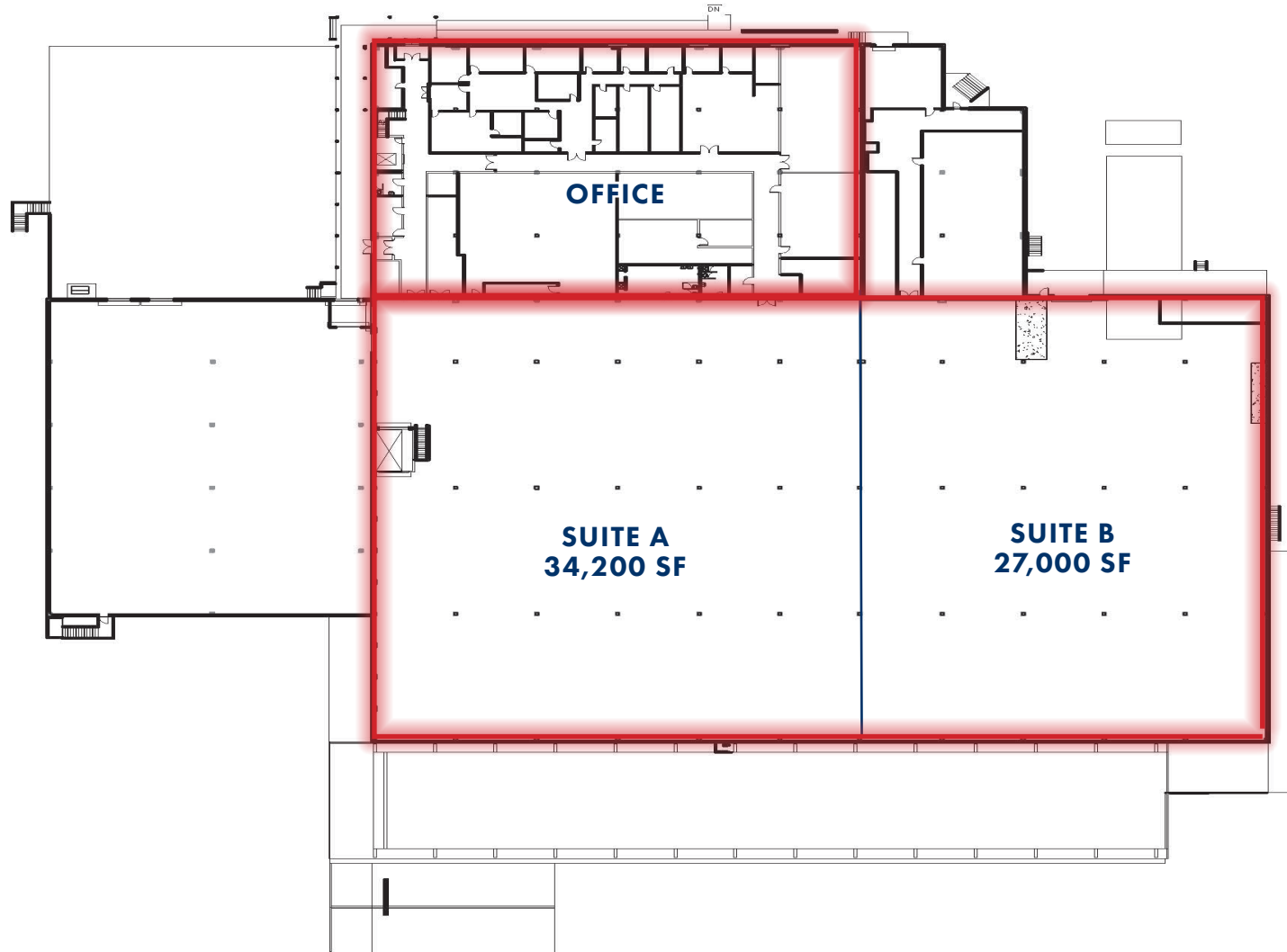
**FOR LEASE: \$4.50 PSF**

TICAM: \$1.50 PSF



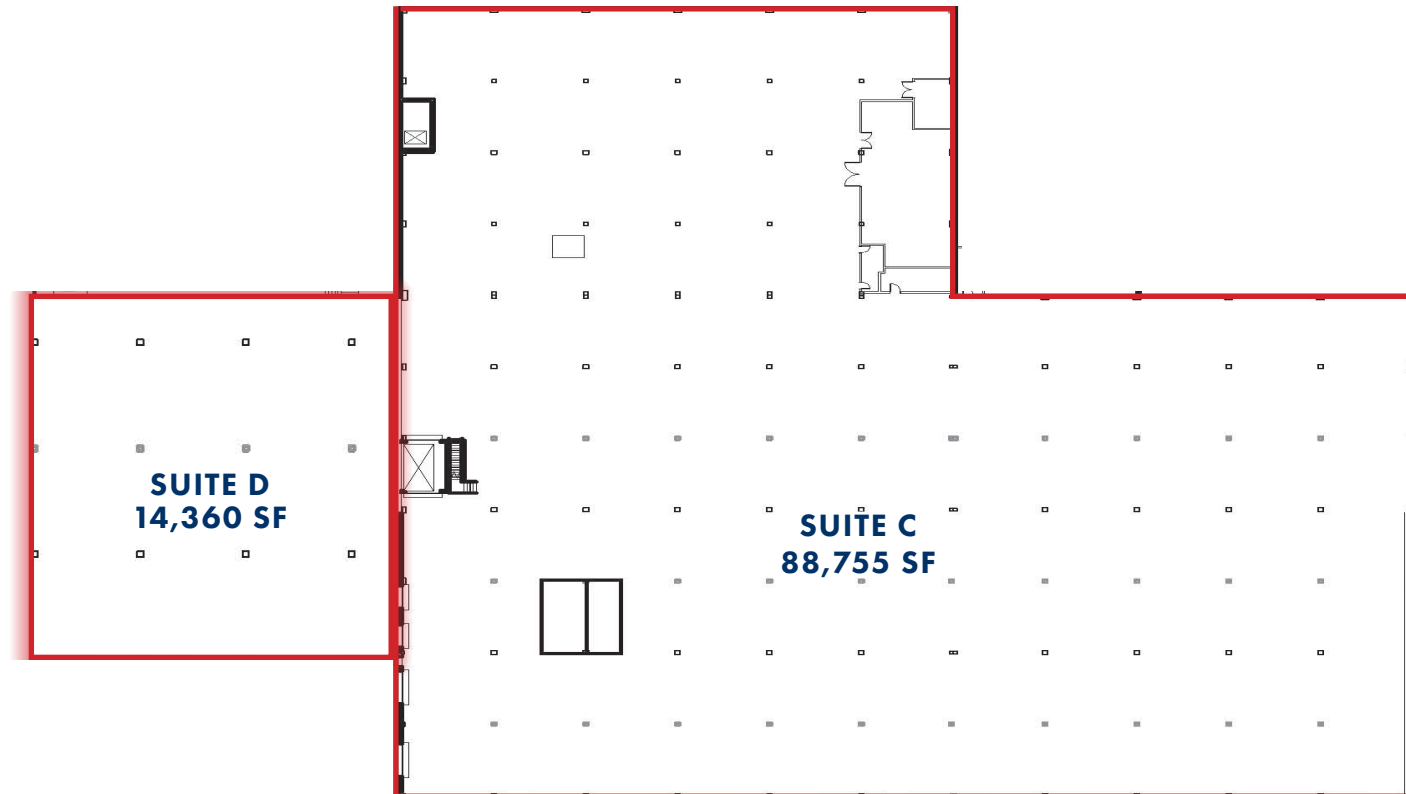
# FLOORPLAN - MAIN LEVEL

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# FLOORPLAN - BASEMENT LEVEL

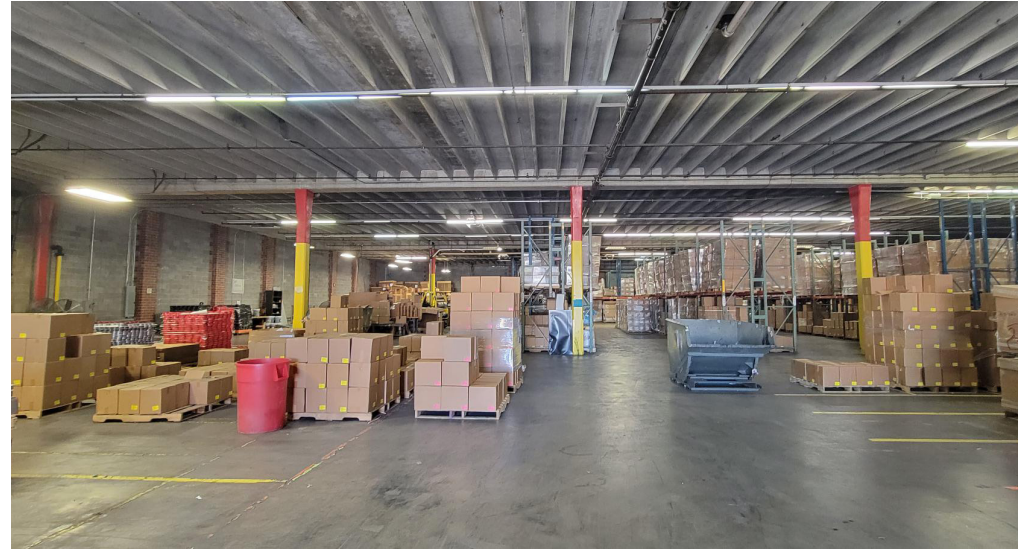
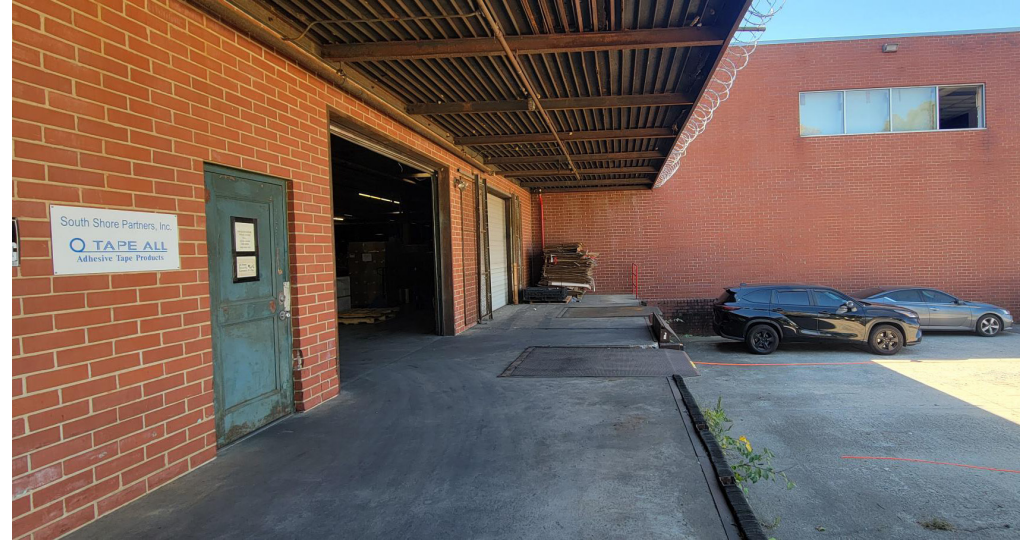
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# PHOTOS - SUITE A

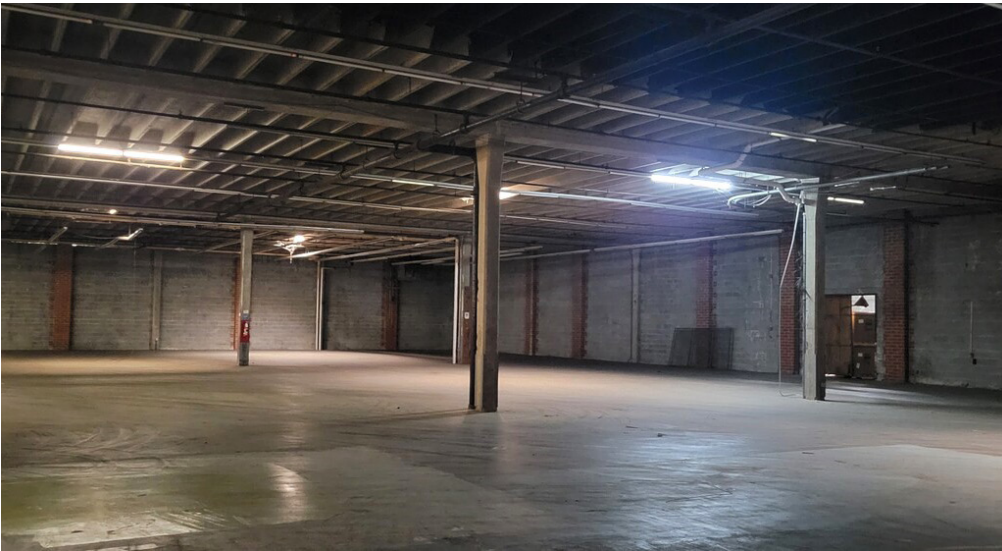
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# PHOTOS

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**ADDITIONAL OUTDOOR STORAGE FOR LEASE: \$4,500/AC/MO**