

LARKMOORE INDUSTRIAL

4801  
LARKMOORE CT.



**±25,152 SF Available For  
Lease in Charlotte, NC**

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**AVISON  
YOUNG**

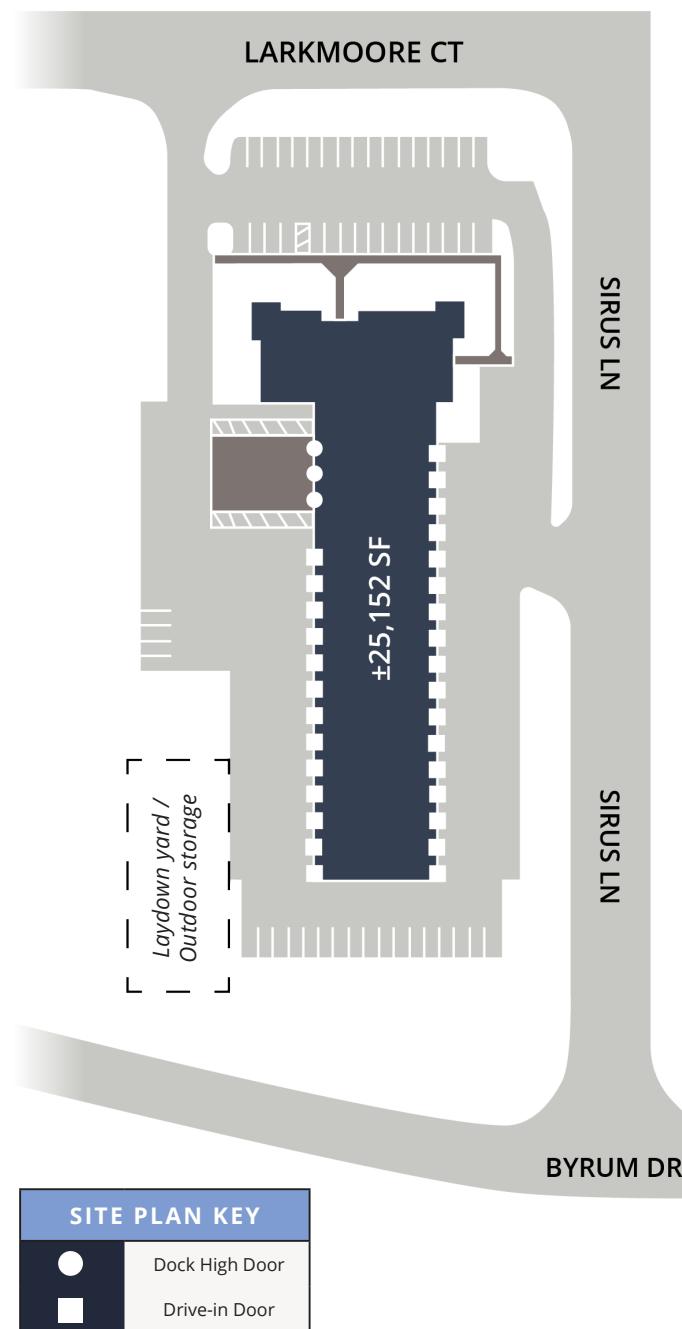
# ±25,125 SF AVAILABLE FOR LEASE

4801 Larkmoore Ct, Charlotte, NC 28208

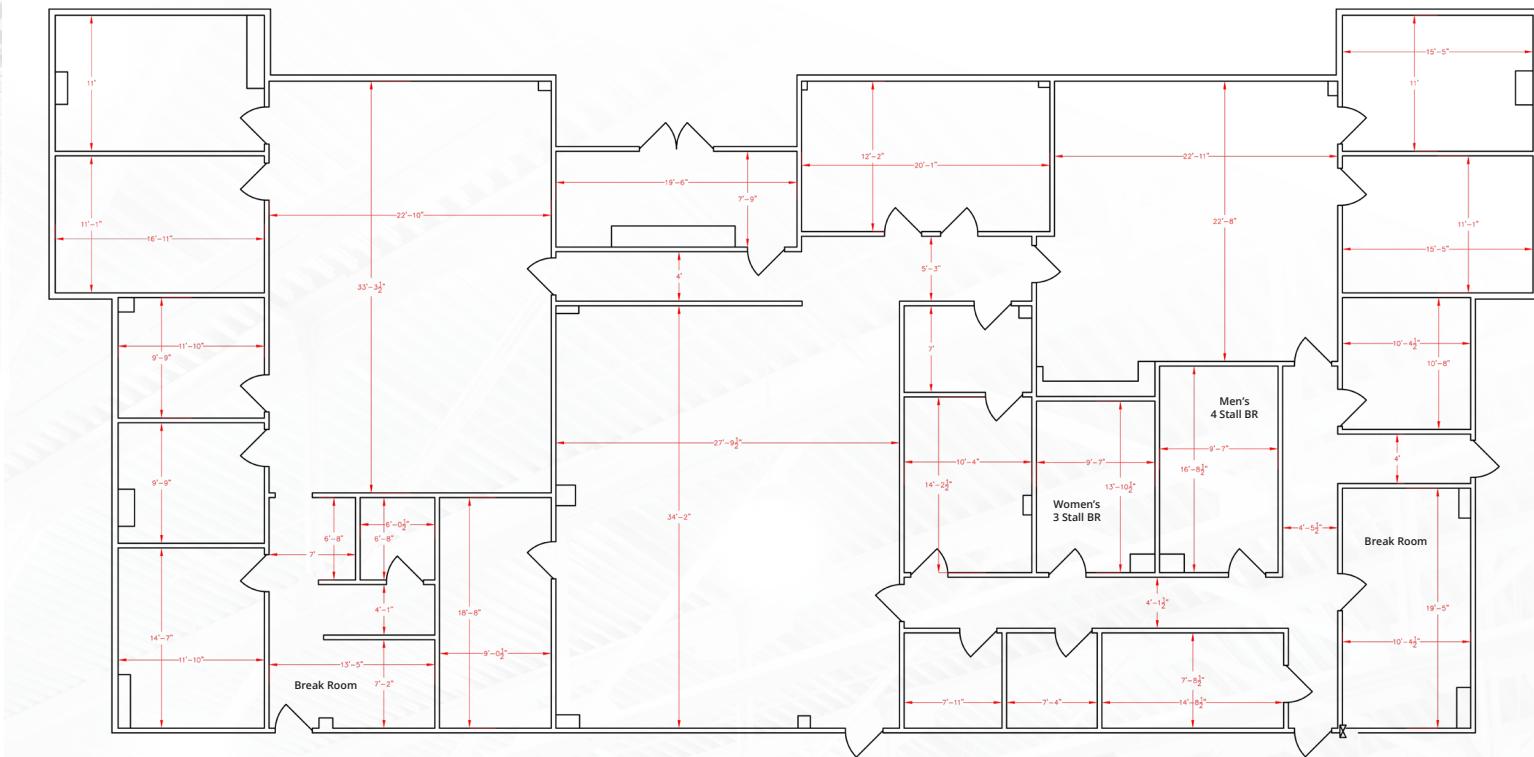
Prime industrial opportunity at 4801 Larkmoore Court, offering a ±25,152 SF facility that includes ±6,252 SF of office space and ±18,900 SF of warehouse space. The facility has three dock-high doors, and thirty drive-in doors. Ideally positioned with convenient access to I-485, I-77, I-85, and only 4.3 miles from Charlotte International Douglas Airport.

## PROPERTY SPECS

<b>Address:</b>	4801 Larkmoore Ct Charlotte, NC 28208
<b>Building SF:</b>	±25,152 SF
<b>Office SF:</b>	±6,252 SF
<b>Warehouse SF:</b>	±18,900 SF
<b>Acreage:</b>	±3.0 AC
<b>Year Built:</b>	1989
<b>Zoning:</b>	ML-2 (ANDO) <small>*outdoor storage permitted</small>
<b>Column Spacing:</b>	Clear Span
<b>Clear Height:</b>	15'7" - 14'7"
<b>Dock High Doors:</b>	Three (3) with levelers
<b>Drive-In Doors:</b>	Thirty (30)
<b>Power:</b>	225KVa 3 Phase
<b>Parking:</b>	±30 Spaces
<b>Lease Rate:</b>	\$17/psf NNN



## OFFICE FLOOR PLAN



## Property Improvements Underway

- Office renovations - new paint, flooring, ceiling tiles, and restrooms
- LED lights throughout the warehouse
- Replacement of overhead doors
- Asphalt paving and site work

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## LOCATION & ACCESSIBILITY

**485**  
INTERSTATE 485  
±2.1 miles

**77**  
INTERSTATE 77  
±4.0 miles

**85**  
INTERSTATE 85  
±4.9 miles

  
CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
±4.3 miles



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