

635 PRESSLEY RD

CHARLOTTE, NC 28217



Pressley Park



**UNDER NEW OWNERSHIP
RENOVATIONS UNDERWAY**

SUITE K: ±2,986 SF
OFFICE / WAREHOUSE SPACE FOR LEASE

**LEASING
CONTACTS**

Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Ryan Kendall
Vice President
704 612 0395
ryan.kendall@avisonyoung.com

Jewell Gentry
Associate
704 285 2070
jewell.gentry@avisonyoung.com

**AVISON
YOUNG**

PRESSLEY PARK CHARLOTTE, NC 28217

LIGHT INDUSTRIAL PARK

Pressley Park is a premier small-bay light industrial park located at 635, 645, and 655 Pressley Road in one of Charlotte's most sought-after infill submarkets. Comprised of three functional industrial buildings, the park is well suited for trades, contractors, light manufacturers, and service-oriented operators seeking efficient space in a highly accessible infill location. With flexible suite configurations, convenient loading, and a highly accessible location, Pressley Park offers a practical solution for businesses that need to remain close to customers, labor, and major transportation routes.

As small-bay industrial options become increasingly limited within Charlotte's infill submarket, Pressley Park offers a rare opportunity for tenants seeking proximity to Charlotte's core, without sacrificing regional connectivity. With immediate proximity to I-77 and minutes from Charlotte Douglas International Airport, I-85, and I-485, tenants benefit from true last-mile connectivity to the greater Charlotte metro and the broader Southeast.



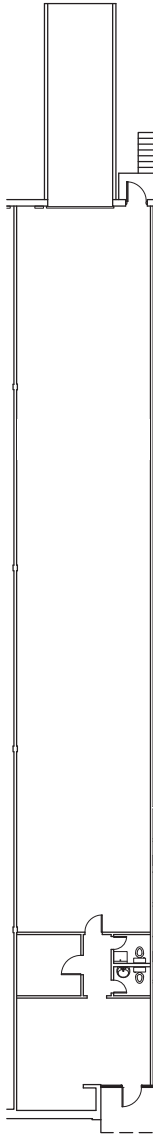
PROPERTY OVERVIEW

Address:	635, 645, 655 Pressley Rd Charlotte, NC 28217
County:	Mecklenburg County
Parcel ID:	14529101
Total SF:	±120,492 SF across 3 buildings



**Conceptual rendering*

SUITE K ±2,986 SF



SPACE SPECIFICATIONS

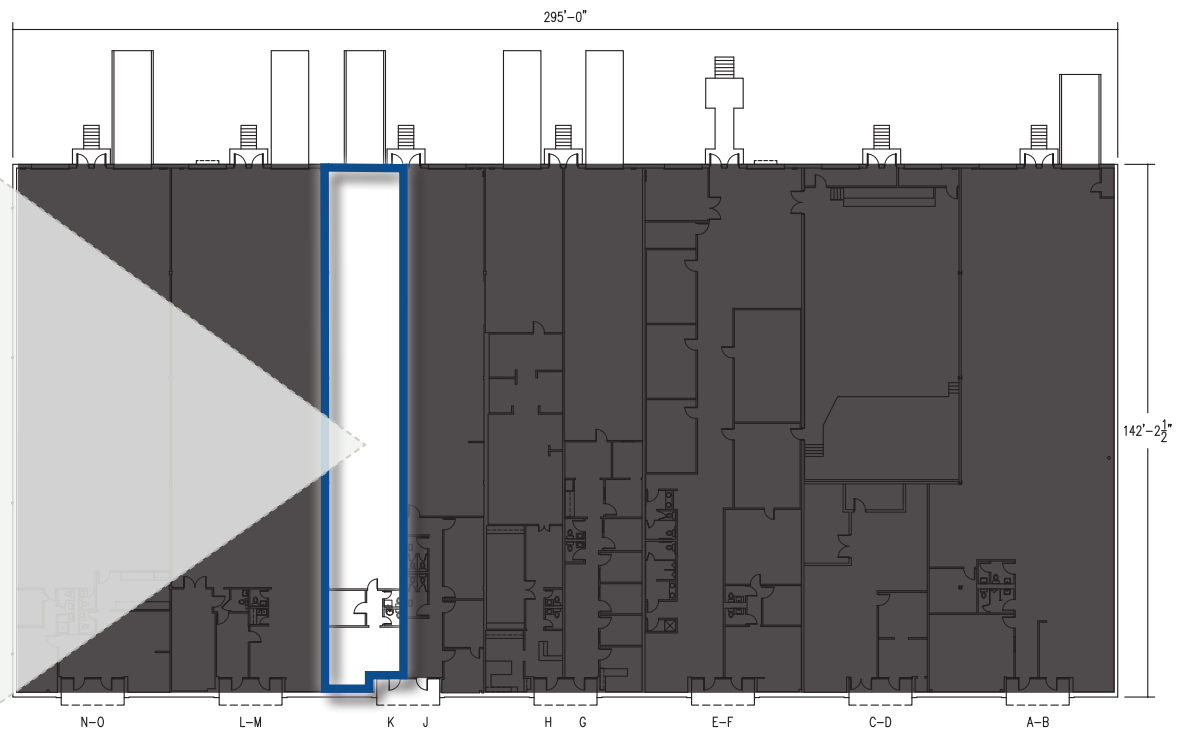
Available SF
±2,986 SF

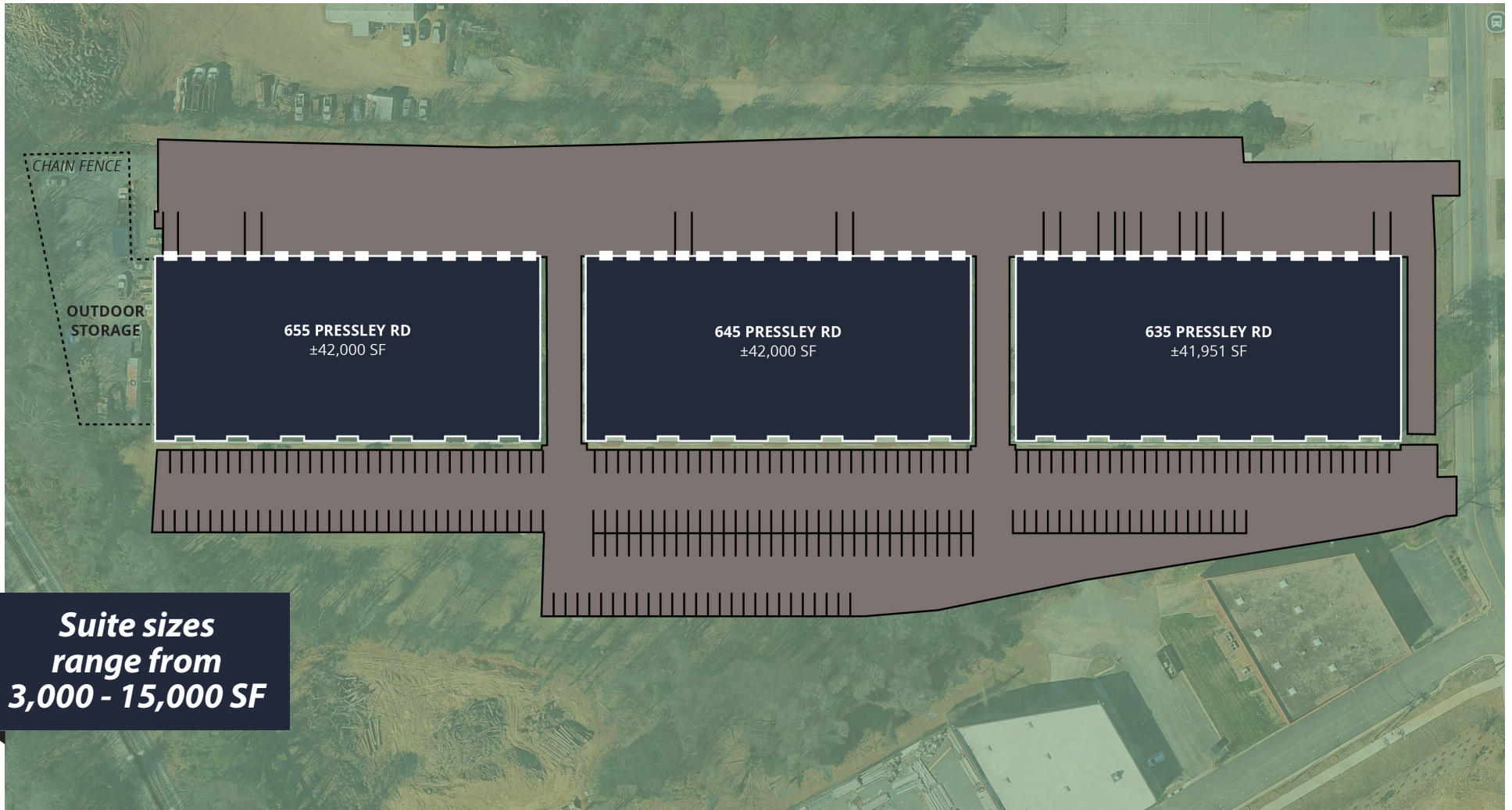
Office SF
±602 SF

Clear Height
17'

Dock High Doors
One (1) 10'x10'

Availabilty
TBD





PROPERTY SPECIFICATIONS

Property Size: ±9.16 Acres

Outside Storage: ±0.45 Acres

Parking Spaces: 250+

Zoning: ML-2

Clear Height: 16 ft

Parking Ratio: 2.1

PRESSLEY PARK CHARLOTTE, NC 28217

LOCATION OVERVIEW

Pressley Park is ideally located along Pressley Road in one of Charlotte's most active infill industrial submarkets. With direct access to Interstate 77 just 0.5 miles away, tenants benefit from immediate connectivity to I-485, I-85, and Billy Graham Parkway, putting the greater Charlotte metro and the broader Southeast within easy reach. The park's infill location places businesses close to Charlotte's core labor pool, making it a practical, well-connected home base for trades, contractors, and service-oriented operators.



0.5 MILES
to Interstate 77



3.5 MILES
to Interstate 277



5.2 MILES
to Interstate 85



5.2 MILES
to Interstate 485

LEASING CONTACTS

Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Ryan Kendall
Vice President
704 612 0395
ryan.kendall@avisonyoung.com

Jewell Gentry
Associate
704 285 2070
jewell.gentry@avisonyoung.com

**AVISON
YOUNG**