

For Lease

1130 Thomasboro Drive | Charlotte, NC

±3,118 SF Industrial | ML-2 Zoning



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L A M B E R T
— BROKERAGE - INVESTMENT - DEVELOPMENT —



FENCED YARD

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LOCATIONAL ADVANTAGES

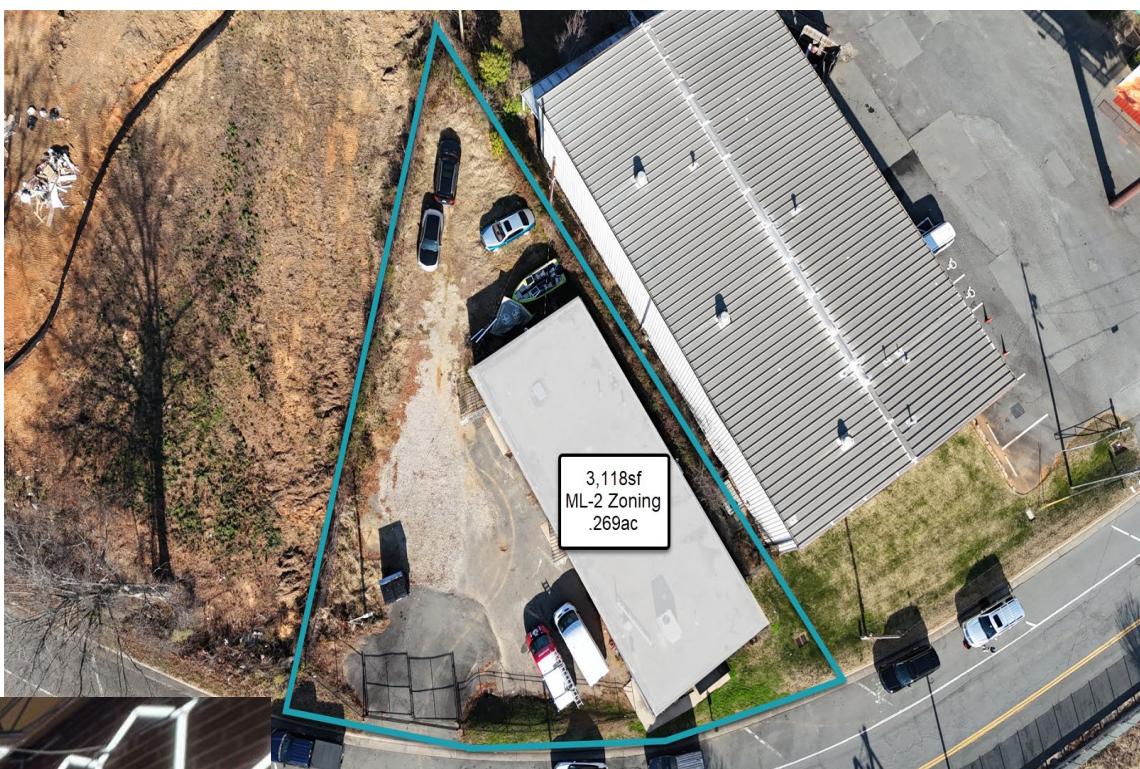
- + Immediate exposure to i85 (137,000 VPD)
- + Minutes to Uptown and South End
- + Direct building signage visibility to i85

SOLID DEMOGRAPHIC BASE

- + 175,000 residents within 5 miles
- + Area Average Income \$90,784

PROMINENT LOCATION AND ACCESSIBILITY

- + Convenient access to I85 & I77
- + Turn-key ready ML-2 zoning (3,118sf)

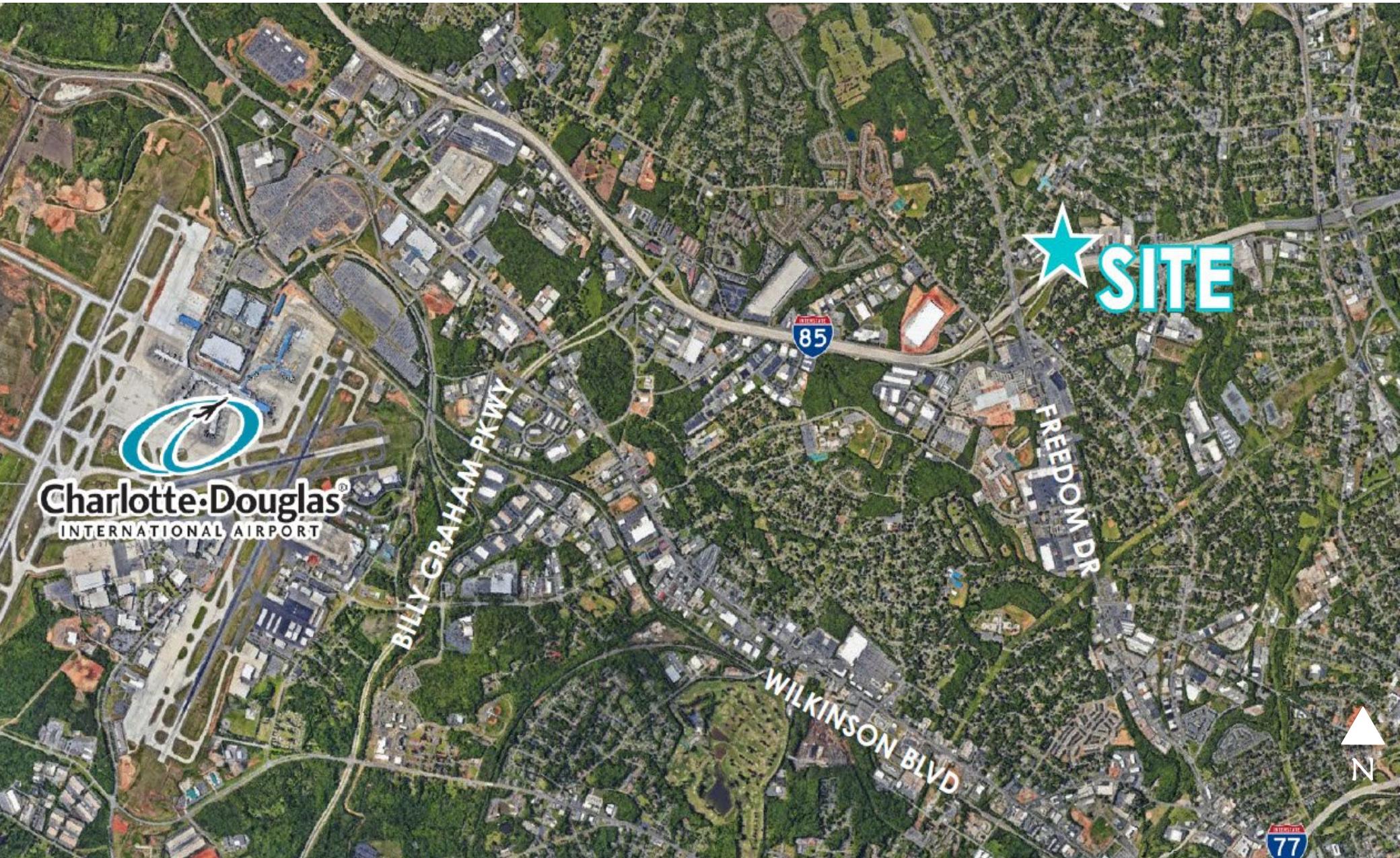


PERMITTED USES

- + Contractor and Trade Uses
- + Light automotive repair or heavy rental service
- + Last mile logistics
- + Article 15 in Charlotte's UDO of permitted uses [HERE](#)

PROPERTY HIGHLIGHTS

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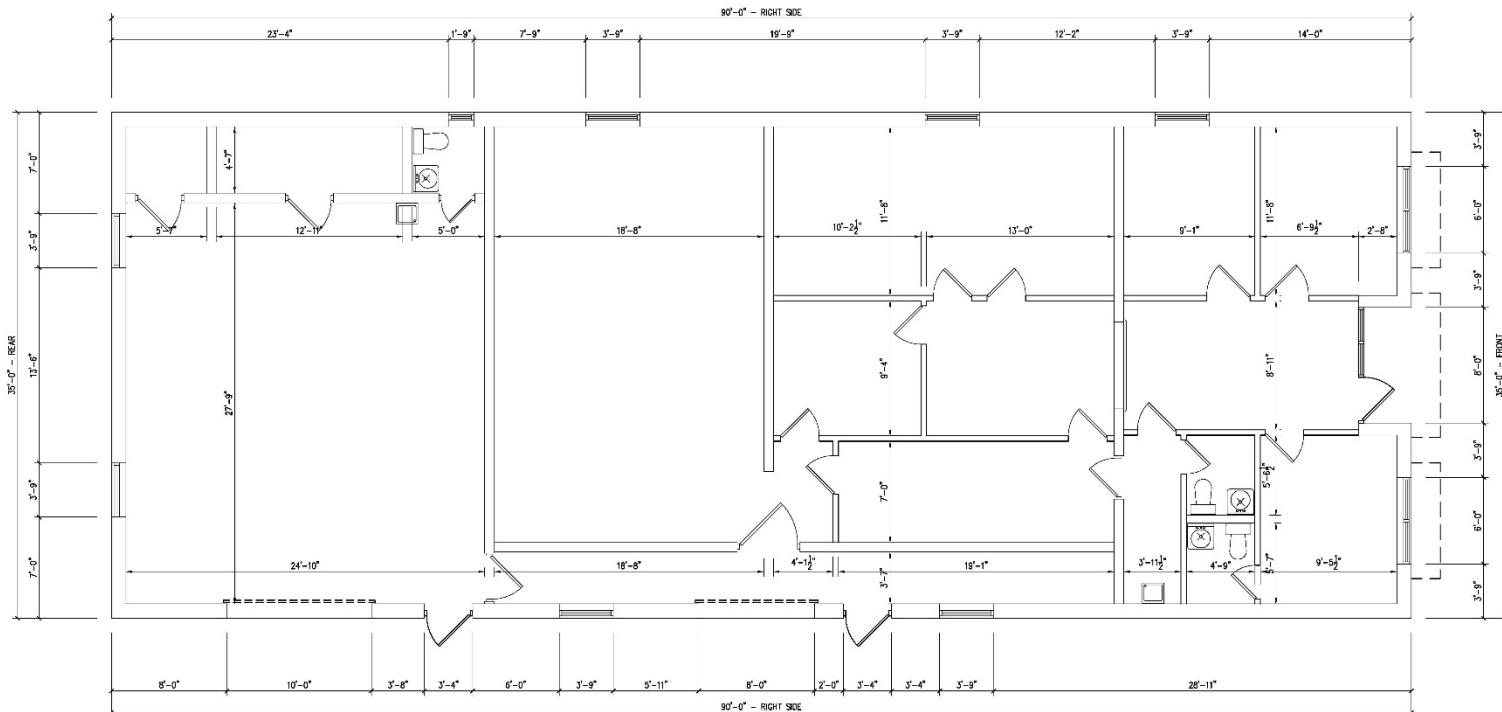


MARKET AERIAL

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Matterport 3d Tour



EXISTING CONDITIONS PLAN

SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE
PRELIMINARY CONCEPTUAL
DRAWINGS ONLY AND ARE SUBJECT
TO APPROVAL BY LOCAL AUTHORITIES

LAMBERT COMMERCIAL REAL ESTATE, LLC
1180 THOMASBORO DRIVE
CHARLOTTE, NORTH CAROLINA

SITE PLAN

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