



WAREHOUSE/OFFICE SPACE | FOR LEASE

4000 HARTLEY STREET | CHARLOTTE

Prime, 5,000 SF, ML2-zoned industrial/flex property on one acre with excellent highway access. Highly functional layout featuring a conditioned warehouse, dedicated office space, and both drive-in and dock-high loading to support a wide range of light industrial, distribution or service uses.

ZACH DANIEL, CCIM

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COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

SF*
5,000 SF

ACREAGE*
0.95 Acres

PARCEL ID
077-151-34 & 077-151-26

ZONING
ML-2

FEATURES

- Office includes a reception area, work room, two private offices, one large private office, open area, break room and two bathrooms, one with a shower
- Fully-conditioned warehouse
- 14'-16' Clear heights
- 1 Dock and 1 drive-in door

LEASE RATE
\$9,000 NNN



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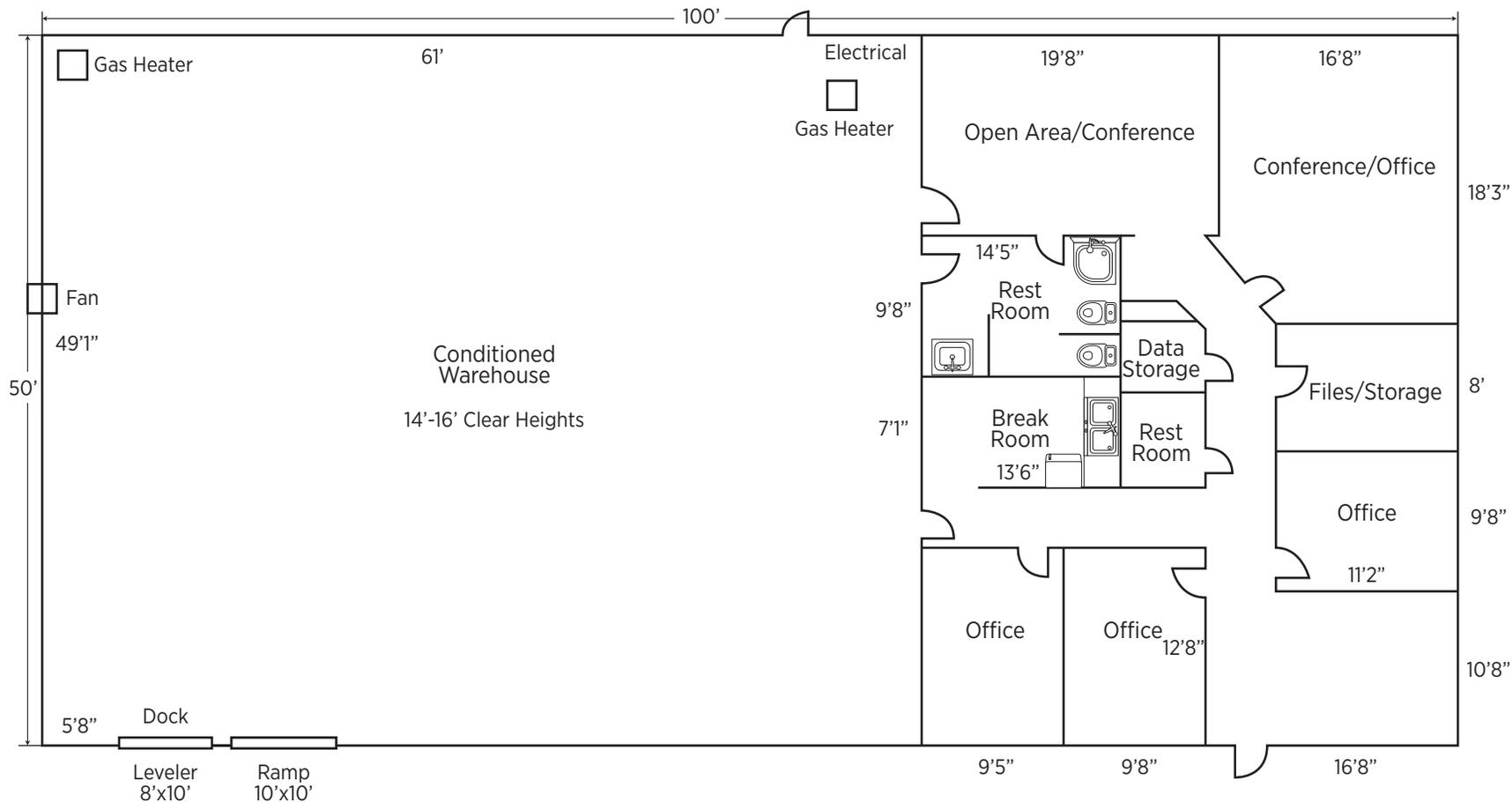
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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