

# AVAILABLE for LEASE

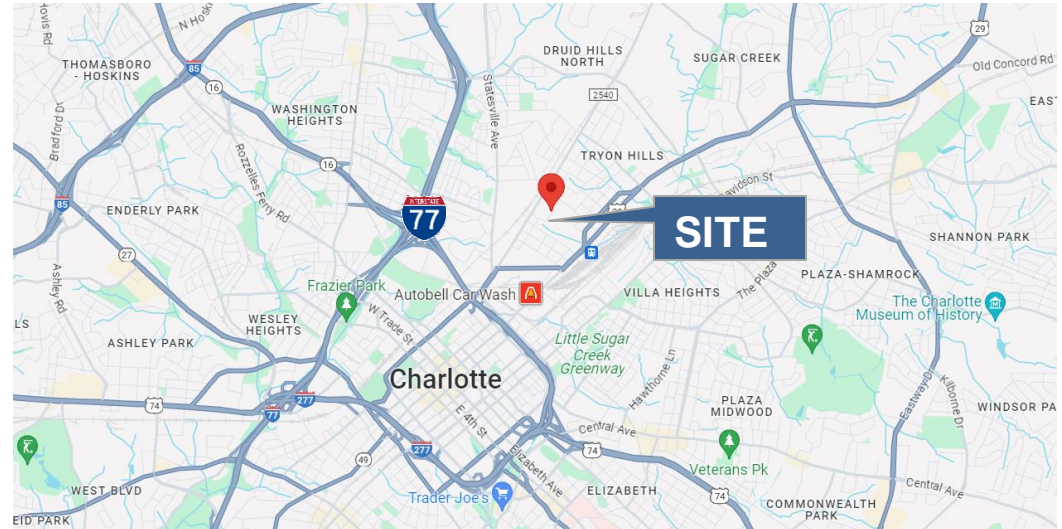
1947 Bancroft Street, Charlotte, NC

## 1947 Bancroft Street Charlotte NC

### 14,500 +/- total SF

- Approximately 1,200 SF office, 13,300 SF warehouse – partially heated and cooled
- 12' clear
- Drive in door – 12' x 14'
- Dock doors – 2
- Brick and concrete T construction
- Additional 4,400 SF covered shed area with fenced in outside storage area possible
- Tax Parcel(s): 07910109
- Zoned: ML-2, Industrial
- Taxes/Insurance: 0.65/SF

**PRICE \$8.75/SF NNN**



### CONTACT

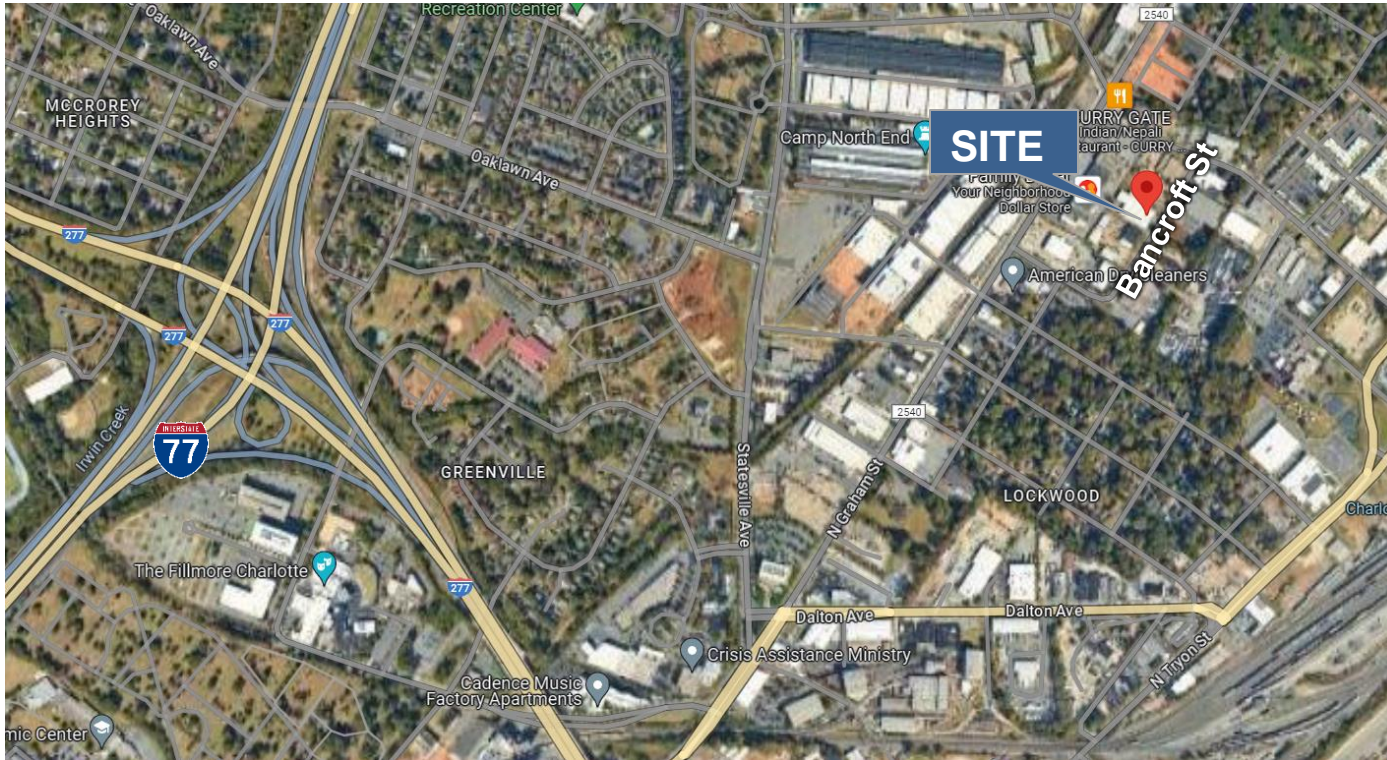
[www.knoxgroupinc.com](http://www.knoxgroupinc.com)

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*All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.*



Conveniently located:

- 1.5 miles to I-77
- 2 miles to I-85
- 2 miles to CBD

**Property Highlights**

Zoning Industrial

Utilities Warehouse partially heated and cooled

Tax parcel Outside storage available

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