

IOS – FOR LEASE



3533 ROBINSON CIRCLE CHARLOTTE, NC

OVERVIEW

Land Size:	±3.17 acres
Available:	±0.60 acres
Total Bldg SF:	1,347 SF
Zoning:	ML-2 (Heavy Industrial)

PROPERTY HIGHLIGHTS

- Core of Charlotte Industrial Market
- Paved, Fenced, Lit, and Secured
- 1 Converted Office Building

PERMITTED USES

- Contractor Office
- Container Storage
- Commercial Vehicle Parking
- Tractor Trailer Parking
- Equipment Storage

Andrew Skydell
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SCG

Jonathan Katz
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AVAILABLE FOR LEASE



MULTI-TENANT OPTION

Tenant	Usable Ac	Timing	Asking \$ Rent/Mo	% Inc / Yr	Expenses
3533 Robinson Circle	0.60 ac	Within 90 days	Negotiable	4.0%	NNN

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OVERVIEW – 3533



3533 – INFORMATION

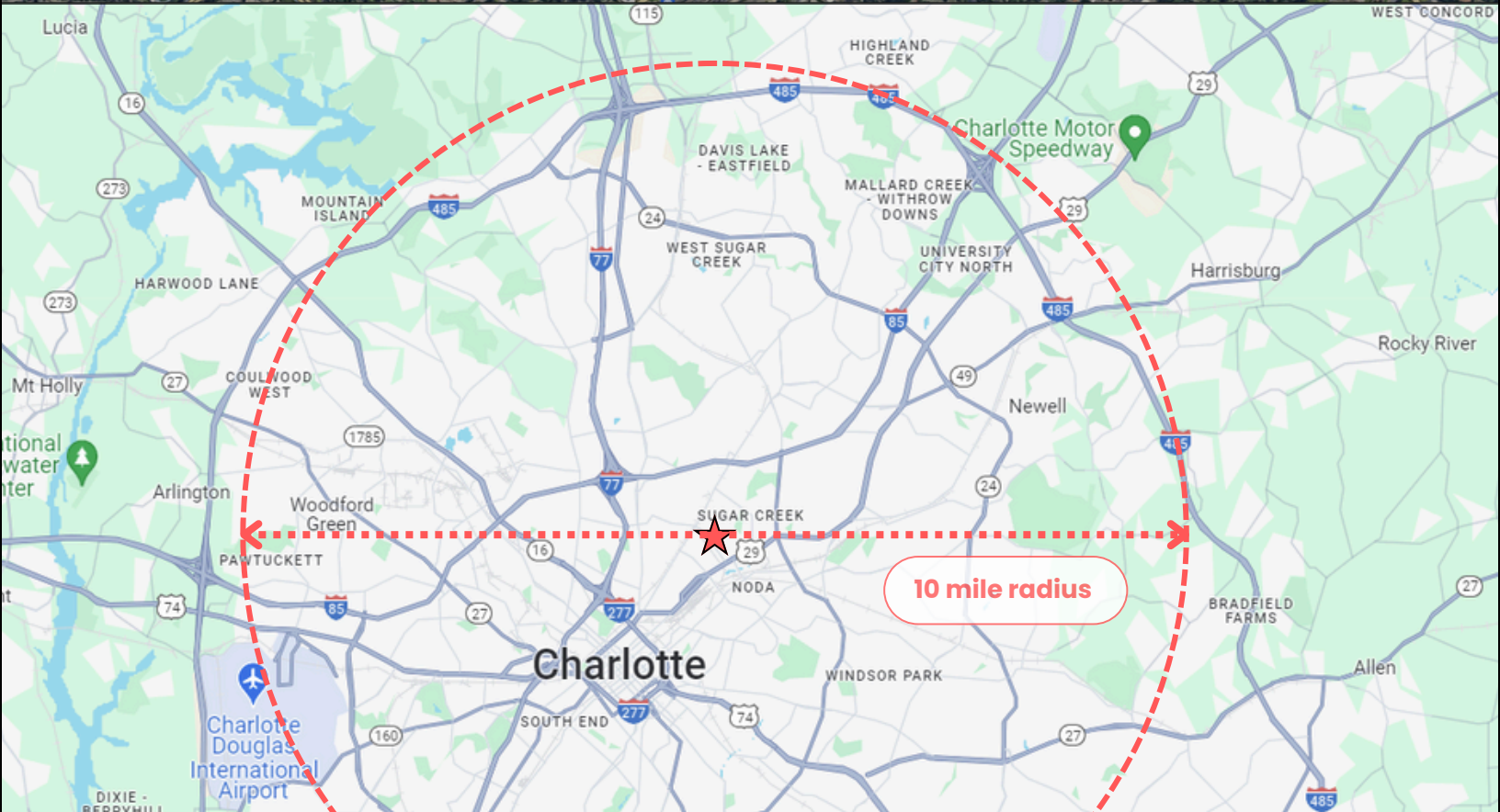
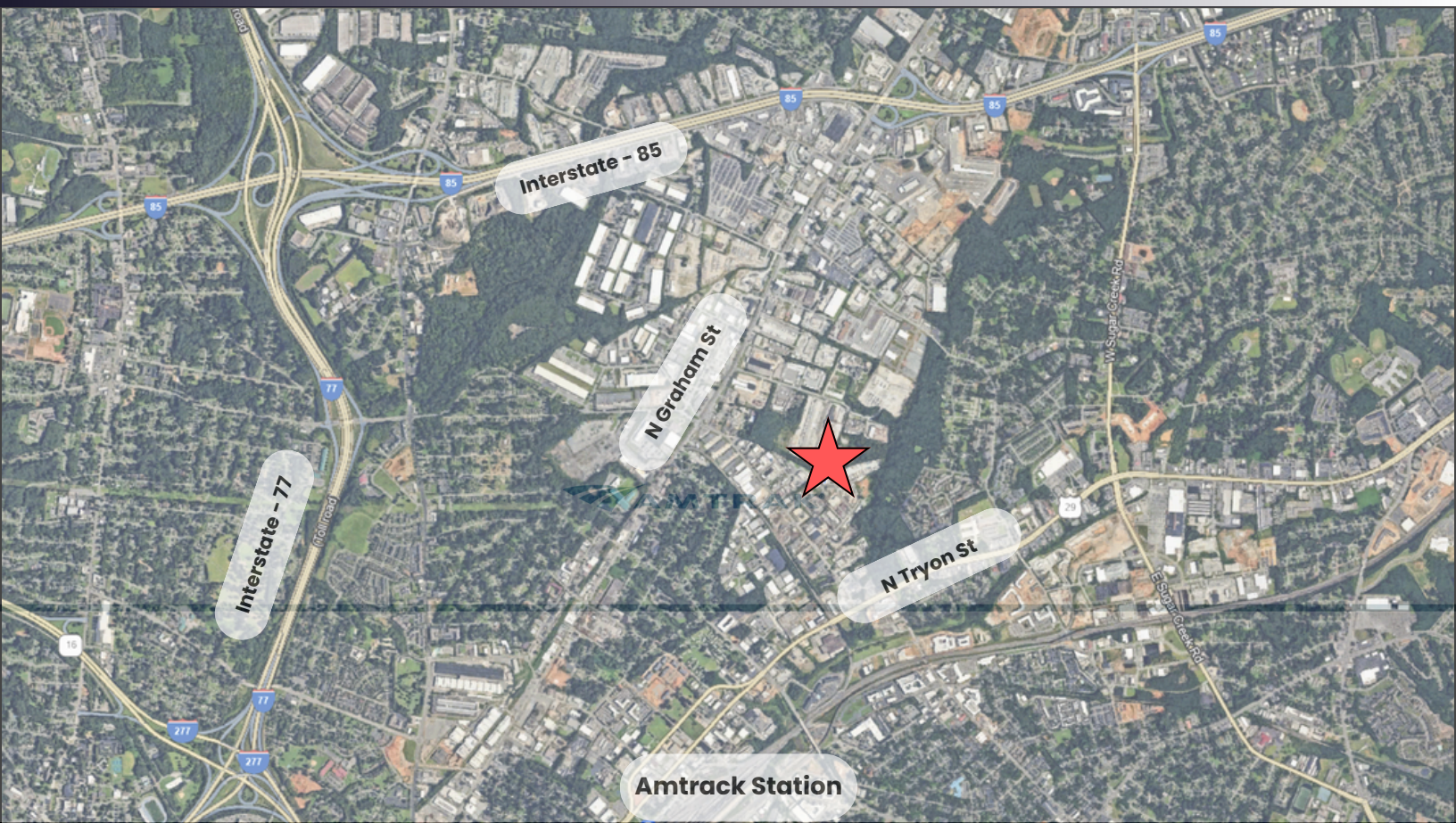
- ± 0.60 acres of gravel & dirt
- $\pm 1,248$ SF converted office

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AERIALS



CENTRALLY LOCATED