

MINT HILL, NC 28277

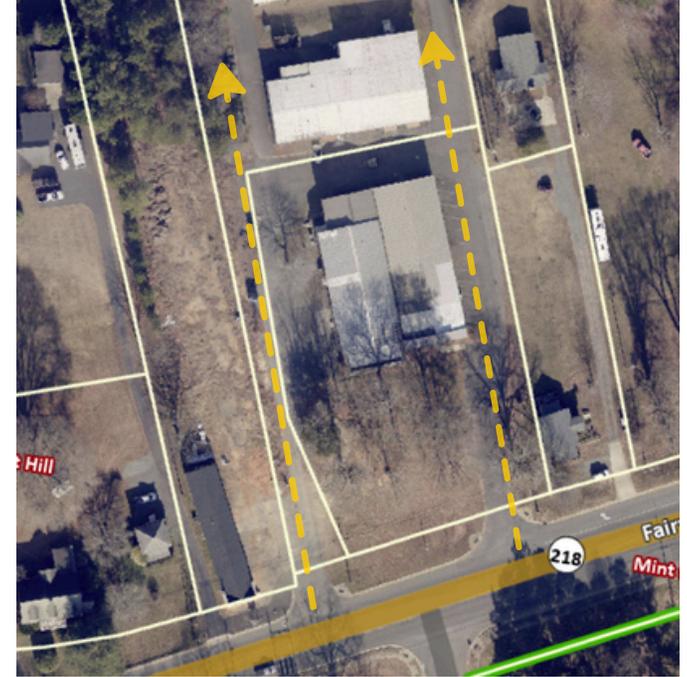
# 8621 FAIRVIEW ROAD

5.5 ACRES | 44,228 SF MULTITENANT INDUSTRIAL | 6 BUILDINGS



TYLER KOHLBUSCH | BILL GRIER  
980.338.1060  
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## PROPERTY INFORMATION

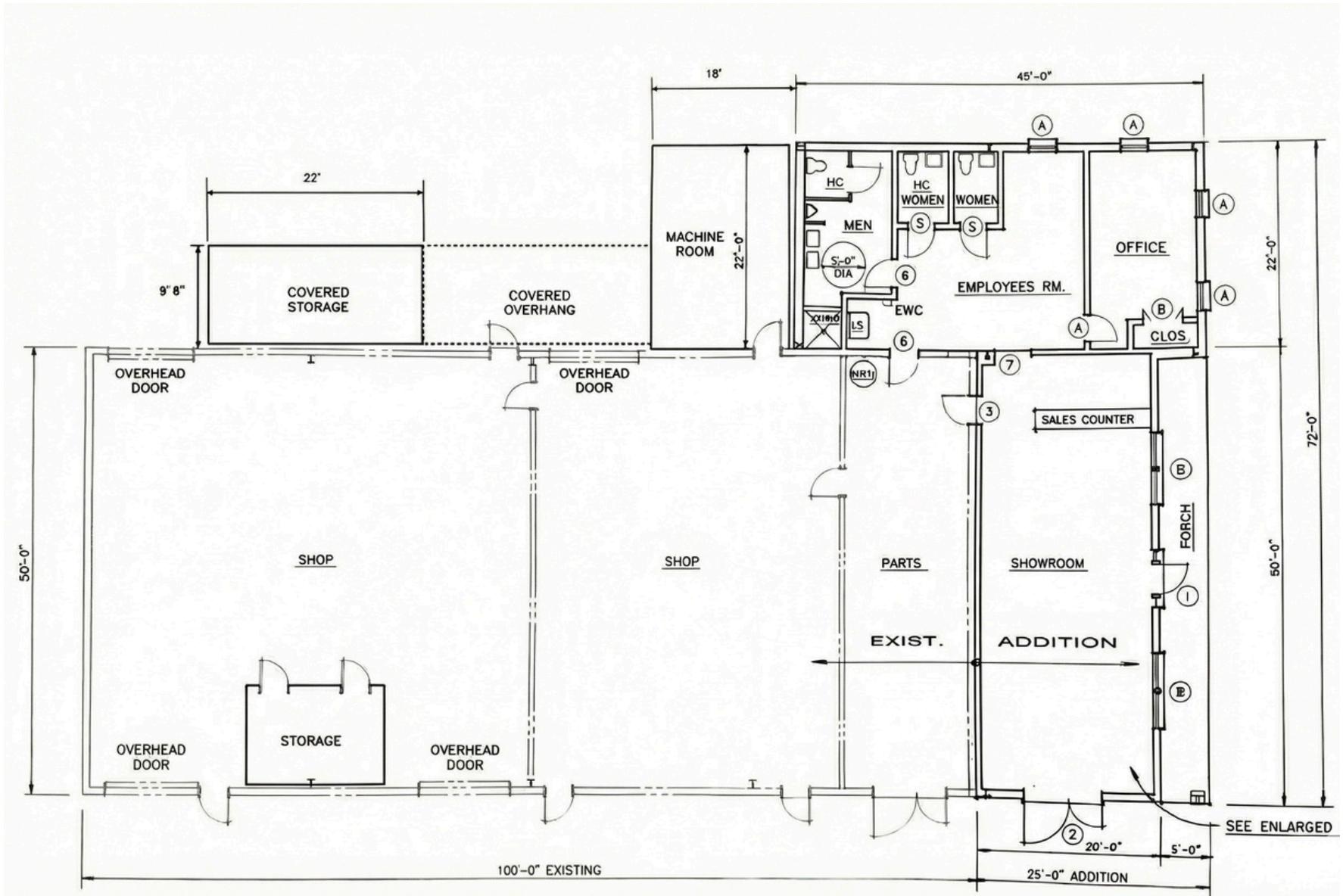
- Located in the high-growth Mint Hill sub-market just 1mi from downtown and 0.35mi from the I-485 on/off ramp, property offers quick access to the greater Charlotte Metro area.
- Two property entrances provide front and rear building access with loop-through for large conveyance deliveries.
- Designated right turn lane into the property.
- Zoned I-G (CD) allowing for most commercial, retail, and industrial uses.



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# BUILDING C



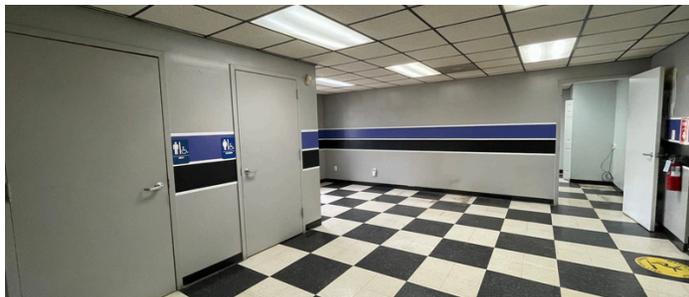
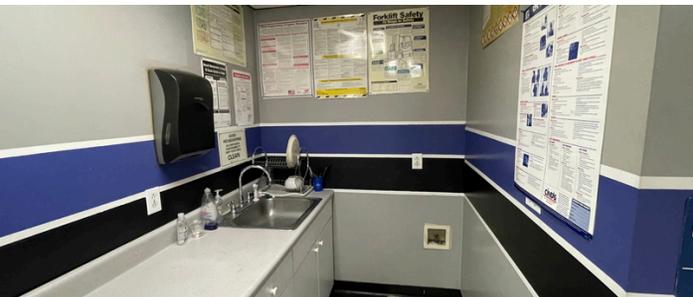
# BUILDING C | ~7,400 sqft (heated)

~1,000 sqft showroom/lobby - can be used for customer-facing retail or office space

~1,000 sqft office, breakroom, kitchenette, bathrooms

~5,400 sqft multi-purpose space (shop, warehousing, manufacturing)

~418 sqft of covered outdoor storage



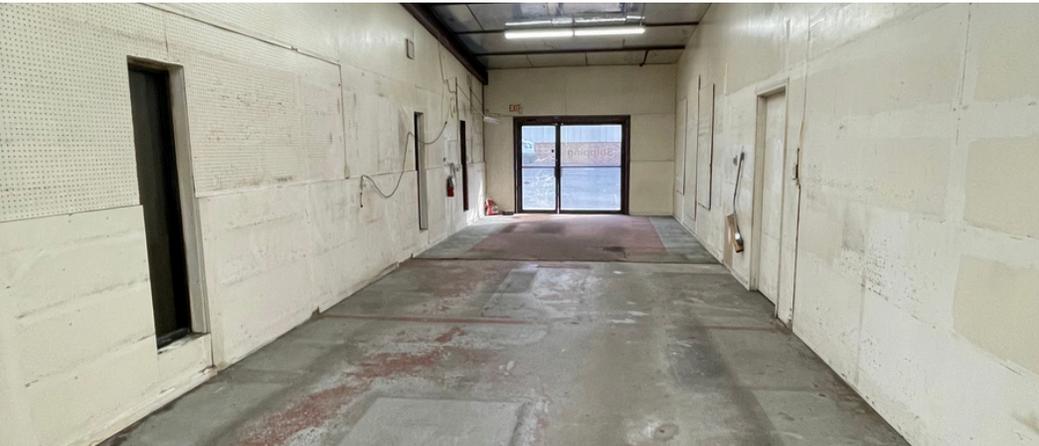
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# BUILDING C | ~7,400 sqft (heated)

4 grade-level roll up doors  
2 sets of oversized french doors  
HVAC throughout

Heavy power and built-in air lines throughout shop/warehouse spaces



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