

# INDUSTRIAL FOR LEASE

±2,430 SF SUITE | ZONED I-2 (CD)

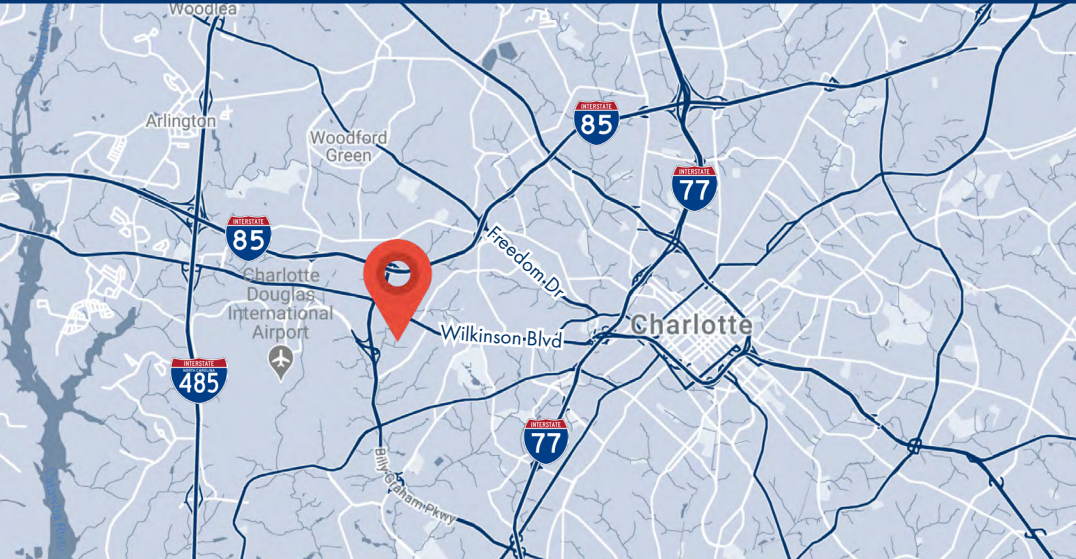


## 3405-A CAROLINA AVE, CHARLOTTE, NC 28208

<b>SQUARE FOOTAGE</b>	±2,430 SF total ±360 SF office & ±2,070 SF warehouse
<b>WAREHOUSE</b>	<ul style="list-style-type: none"> <li>Fully heated</li> <li>14' clear height</li> <li>Drive-in door (10'x10')</li> <li>Heavy power</li> </ul>
<b>ZONING</b>	Zoned I-2 (CD)
<b>LOCATION</b>	Near CLT airport, Billy Graham Parkway, I-85 & I-77

**FOR LEASE: \$2,800/MO**

\*NO AUTO SHOPS\*



# FLOOR PLAN

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