



For Lease

± 11,890 SF on ± 3.39 AC Available

2023 Richard Baker Drive | Stallings, NC



**Lot Lines Are Approximate*

WILLIAM HATCHER

Broker

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WILLIAM WOOD

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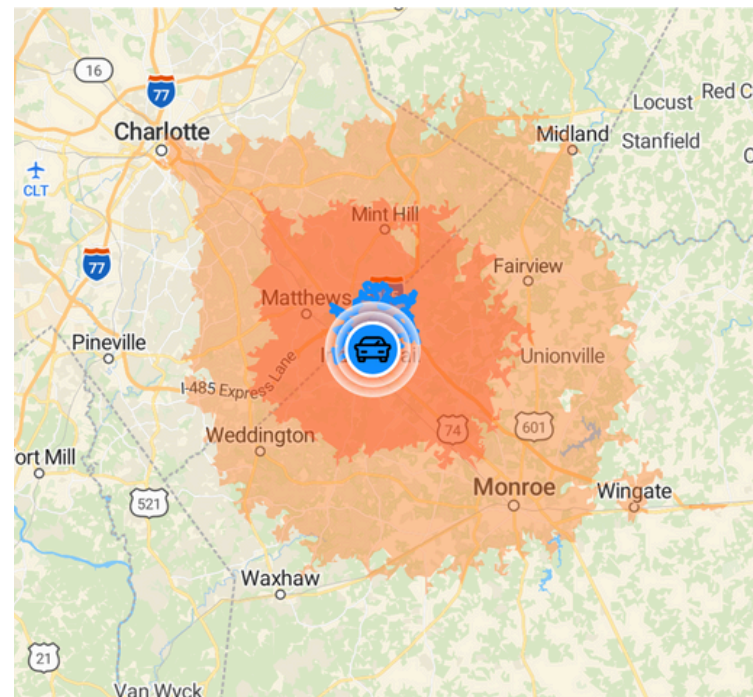
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PROPERTY DETAILS

Total Building SF	± 11,890 SF 2 Buildings
Acreage	± 3.39 AC
Warehouse SF	± 7,250 SF
Warehouse Drive-In Doors	4 (10'w x 10'h) 2 (10'w x 12'h)
Warehouse Clear Height	18' - 22'
Service Center SF	± 4,640 SF
Service Center Drive-In Doors	6 (10'w x 10'h) 2 (10'w x 12'h)
Service Center Clear Height	14' - 16'
Zoning	C-74 (US 74 Commercial) <i>*outdoor storage permitted</i>
Features	Fully Fenced Lighting Gated Flat Graveled Yard
Tenancy	Single or Multiple



TRAVEL DISTANCES

US-74	± 0.5 Miles
I-485	± 1.5 Miles
I-77	± 17.5 Miles
CLT Intl Airport	± 20 Miles

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