



**3.35 ACRE IOS SITE WITH WAREHOUSE AND OFFICE**

**FOR SALE  
OR LEASE**

**6415 LAKEVIEW ROAD | CHARLOTTE**

Prime industrial outdoor storage site with office and warehouse building, ideal for contractor, heavy equipment rental or other fleet-based businesses.

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## PROPERTY INFORMATION

### BUILDINGS\*

- 6,000 SF Flex
- 13,000 SF Office

### ACREAGE\*

- 3.35 AC parcel
- 1.7 AC fenced in and gravelled
- Potential for expansion of fenced and gravelled area

### ZONING: ML-2

### FEATURES:

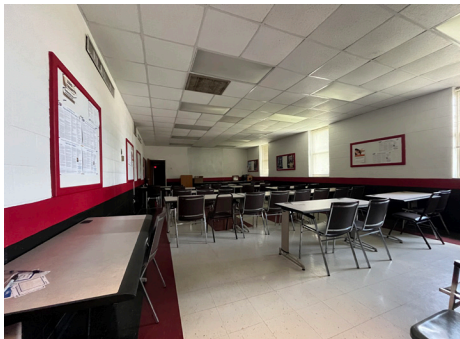
- Wide ingress and egress
- Proximity to highways
- One office and one warehouse

### AVAILABILITY: Immediately

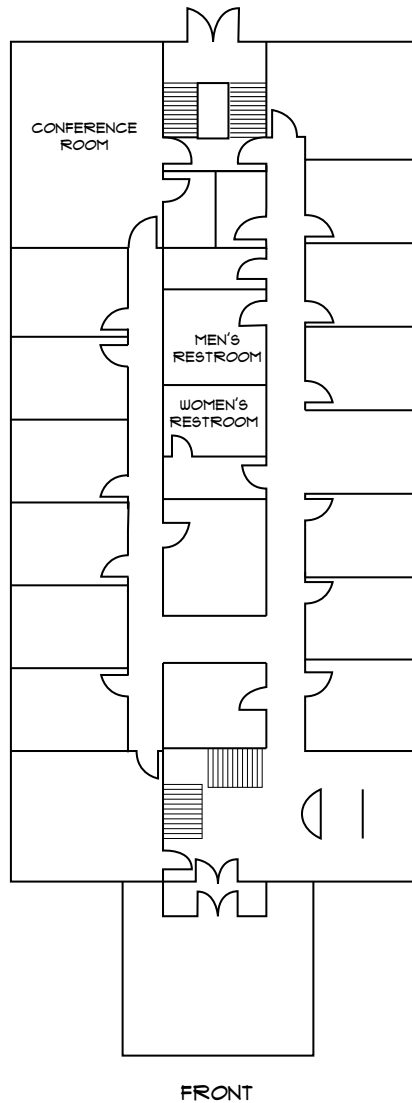
### LEASE RATE: Call Broker for details

### SALE PRICE: Call Broker for details

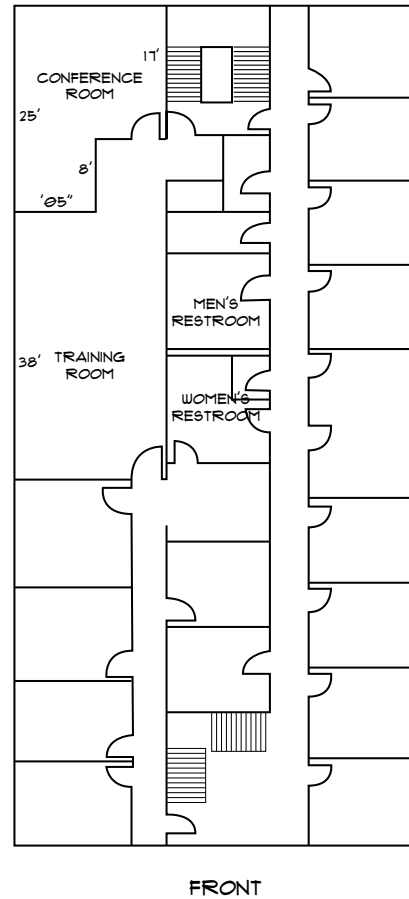




OFFICE 1ST FLOOR



OFFICE 2ND FLOOR



Floor Plans Not to Scale

## BUILDING INFORMATION

### SF\*

- 13,000 Rentable SF
  - 6,500 SF on 1st floor
  - 6,500 on 2nd Floor
  - Plus 1,000+ SF Basement storage

### FEATURES:

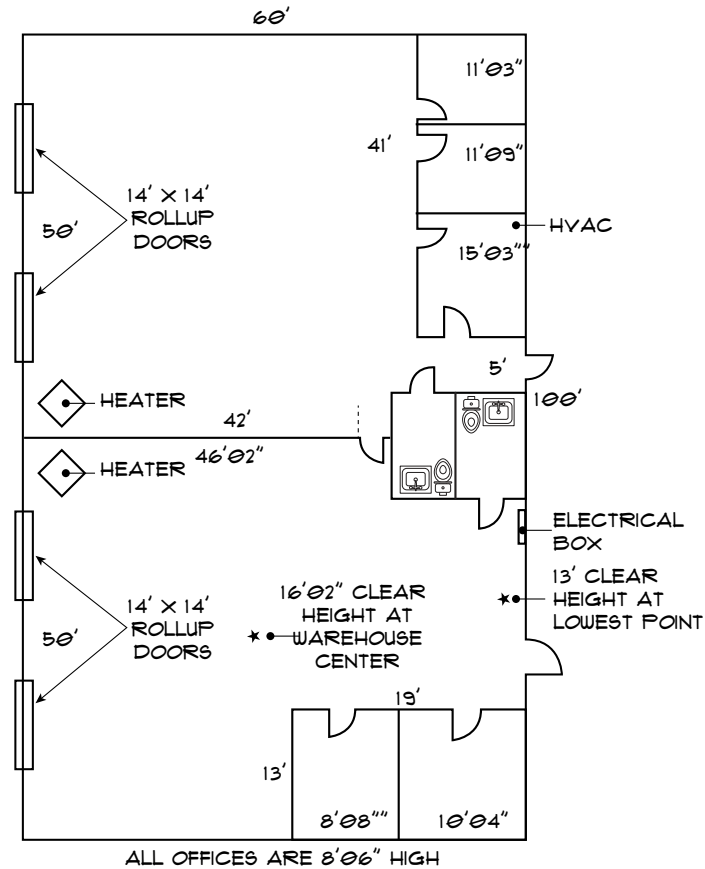
- 27 Private offices with windows +/-150 SF each
- 8 Storage/office rooms without windows
- 2 Corner offices +/- 300 SF each
- 2 Conference rooms 435 SF and 540 SF
- 1 Training room +/- 725 SF
- 2 Kitchenettes
- Bathrooms on each floor and shower in basement
- High ceiling offices
- High ceiling basement storage room
- Spacious reception area
- 32 parking spaces



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## WAREHOUSE



Floor Plans Not to Scale

## WAREHOUSE INFORMATION

### AVAILABLE SPACE\*

- 6,000 SF Total
- 750 SF Office

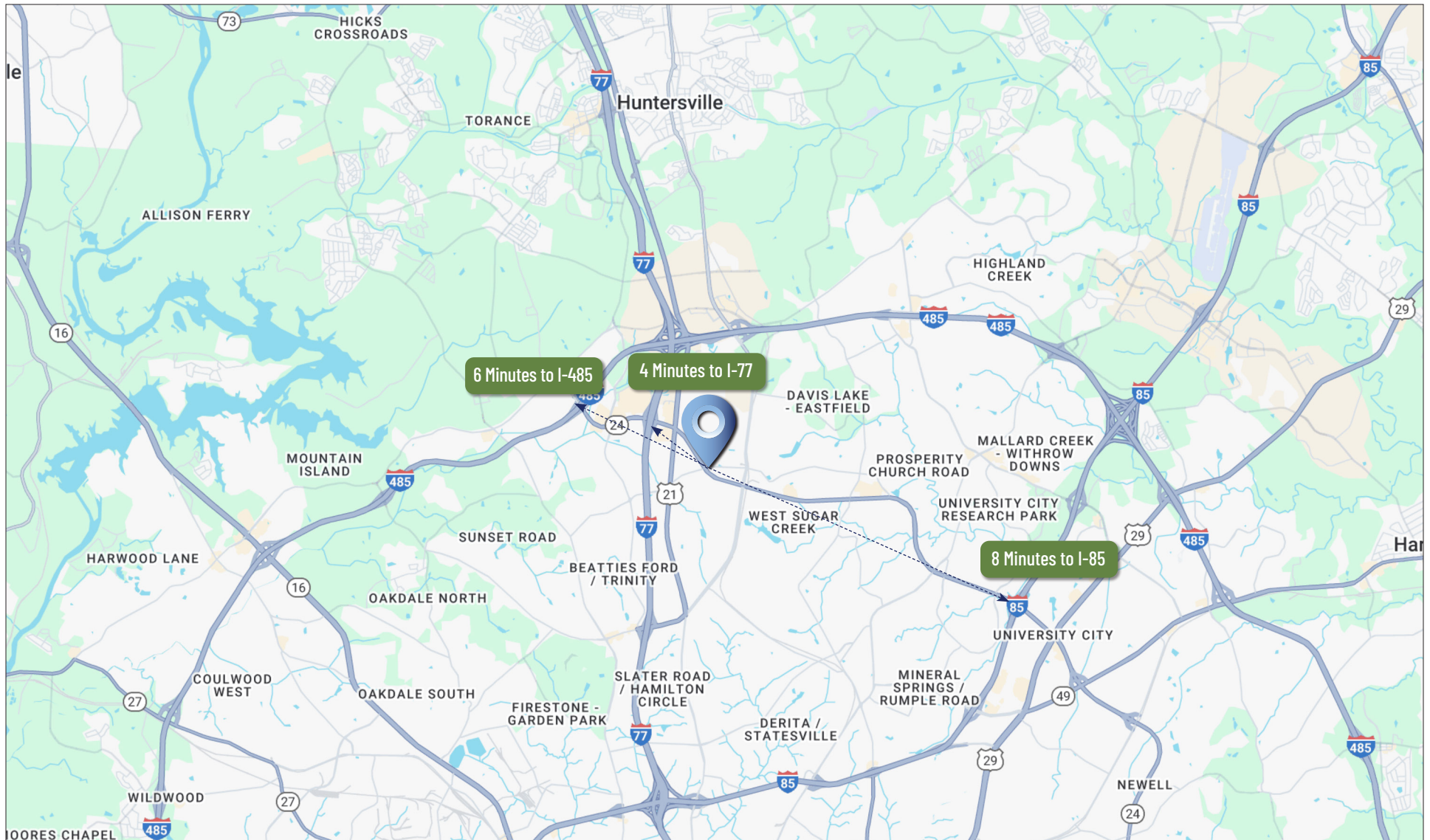
### FEATURES:

- Four (4) 14'x14' Drive-in rollup doors
- 13-16' clear height
- 5 offices
- 2 bathrooms



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 \*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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