



FLEX SPACE | **FOR LEASE**

340 & 342 CROMPTON STREET | CHARLOTTE

Prime flex space for lease in a thriving industrial park in South Charlotte! This office/warehouse offers easy access to I-77 & I-485 — perfect for businesses seeking efficiency and convenience.

ZACH DANIEL, CCIM

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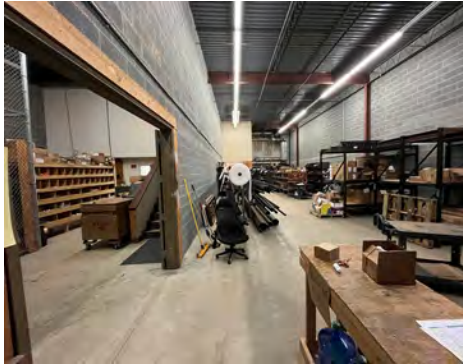
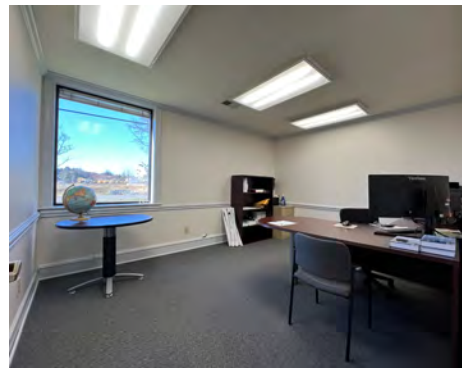
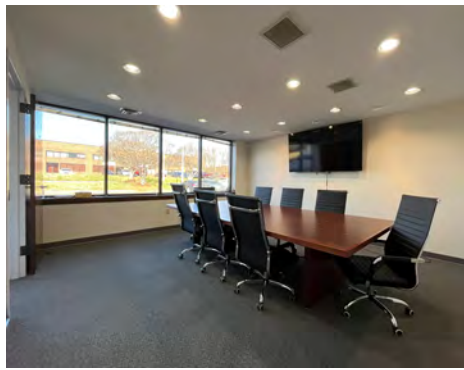
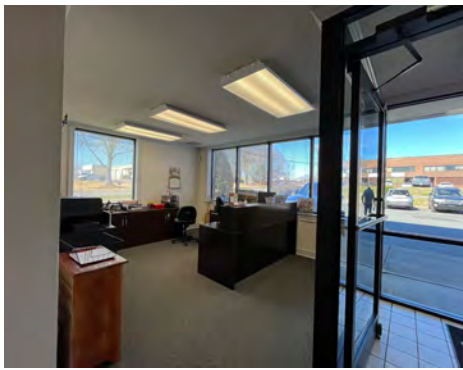
KEVIN MITCHELL

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MECA
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

SF

- 6,444 SF Total
- 3,694 SF Office
- 2,750 SF Warehouse

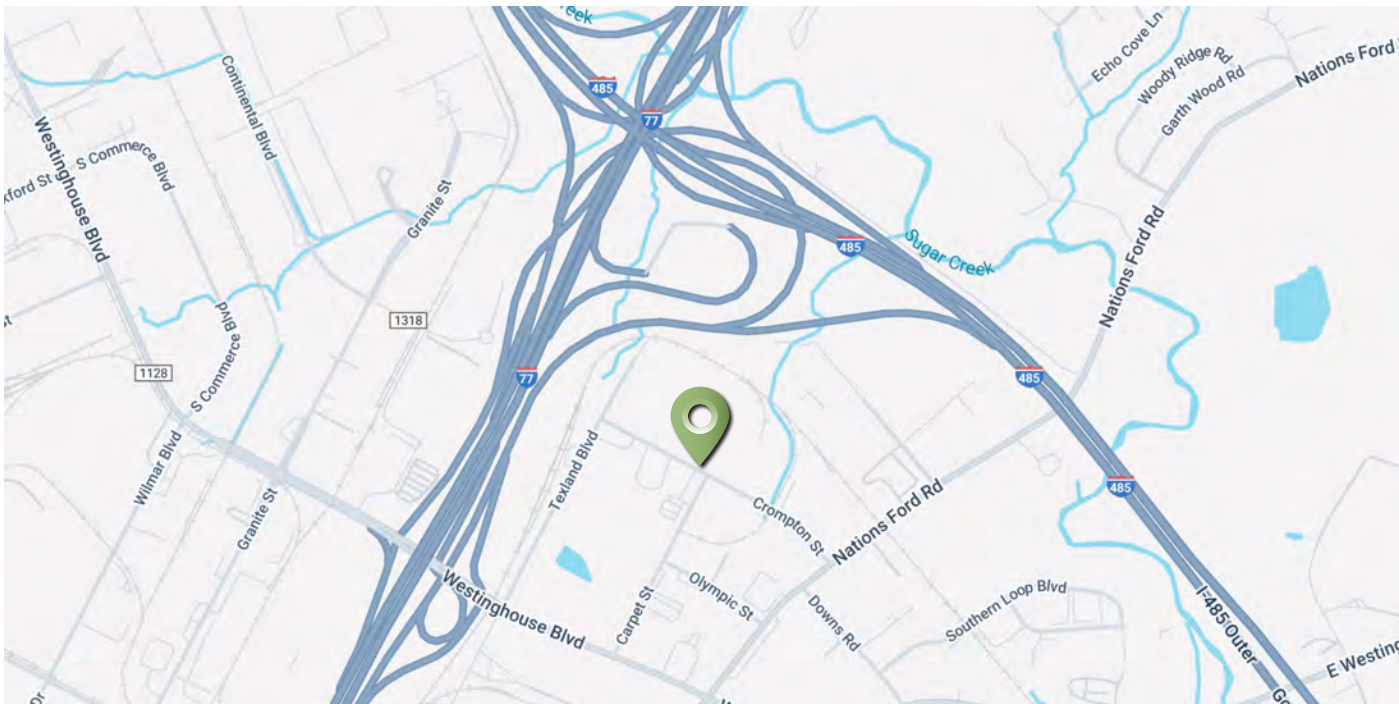
ZONING: ML-2

FEATURES:

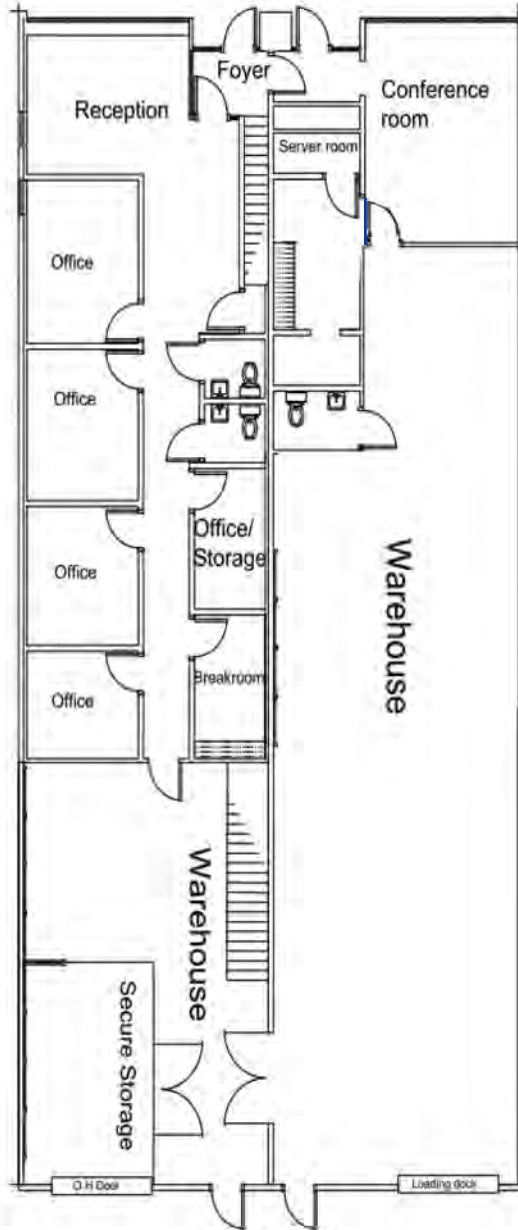
- 1/2 mile to I-77 and I-485 access
- 20' clear height warehouse
- (2) 10' W x 12' H Dock-High Doors
- Ample power
- 11 private offices, 1 conference room, reception area, break area and multiple storage closets
- 6 bathrooms (3 per floor) and kitchenette on both floors
- Ample Parking

AVAILABILITY: June 1, 2025

LEASE RATE: \$15.00/SF Base Rent plus \$2.36/SF NNN



First Floor



Second Floor

