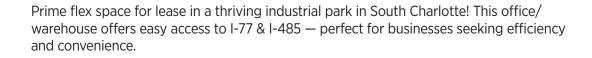


() IMPACT

340 & 342 CROMPTON STREET | CHARLOTTE



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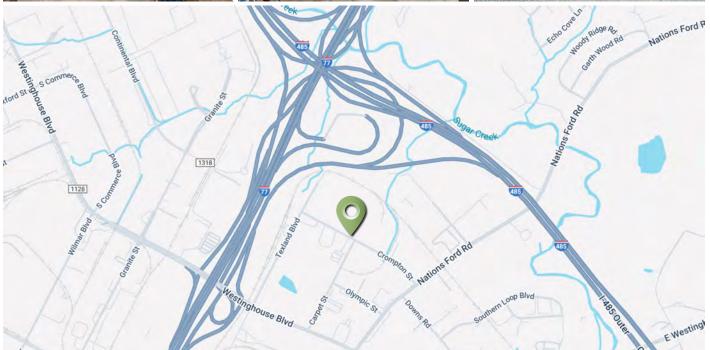












ZONING: ML-2

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

FEATURES:

SF

• 1/2 mile to I-77 and I-485 access

PROPERTY INFORMATION

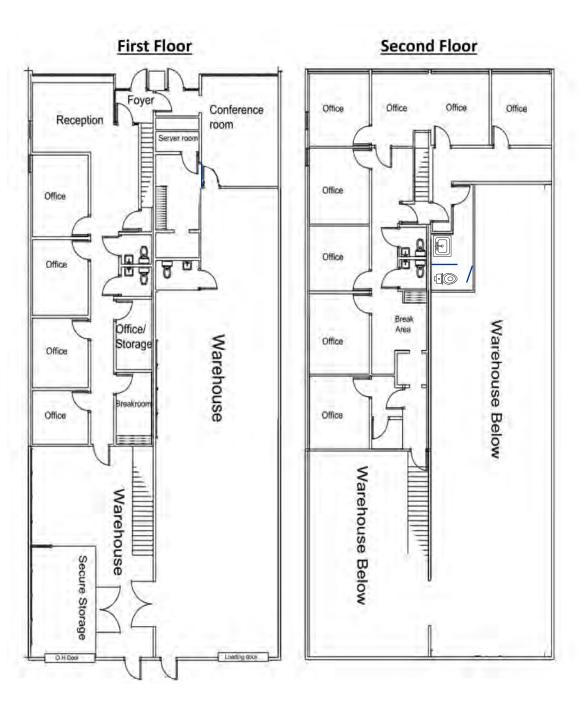
- 20' clear height warehouse
- (2) 10' W x 12' H Dock-High Doors
- Ample power
- 11 private offices, 1 conference room, reception area, break area and multiple storage closets
- 6 bathrooms (3 per floor) and kitchenette on both floors
- Ample Parking

AVAILABILITY: June 1, 2025

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



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