



## I-2 Zoned Charlotte Warehouse | Move-In Ready

129 Dupree St, Charlotte, NC 28208



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# I-2 Zoned Charlotte Warehouse | Move-In Ready

\$8.75 /SF/YR

Discover a premier industrial and flex warehouse opportunity...

- **\*\*Strategic Location\*\***: Situated on Dupree, just off I-85, the warehouse benefits from exceptional visibility and easy access, catering to logistics
- **\*\*Zoning Flexibility\*\***: The property features rare I-2 zoning in Charlotte, allowing for a wide range of industrial uses, making it a versatile choice
- **\*\*Outdoor Storage Area\*\***: The property offers a secure, generously sized outdoor area for additional inventory or equipment storage, further optimizing
- **\*\*Functional Design\*\***: With 10 dock doors, two pit levelers, and ample parking, efficient loading and unloading, enhancing operational efficiency.
- **\*\*Modern Upgrades\*\***: The facility includes LED lighting and newly remodeled 6000 sft Office space only takes up 3000 sqft of warehouse
- **Prime Charlotte Industrial Location**: Strategically positioned near I-85, I-77, and I-485, this industrial flex warehouse for lease in Charlotte, NC of

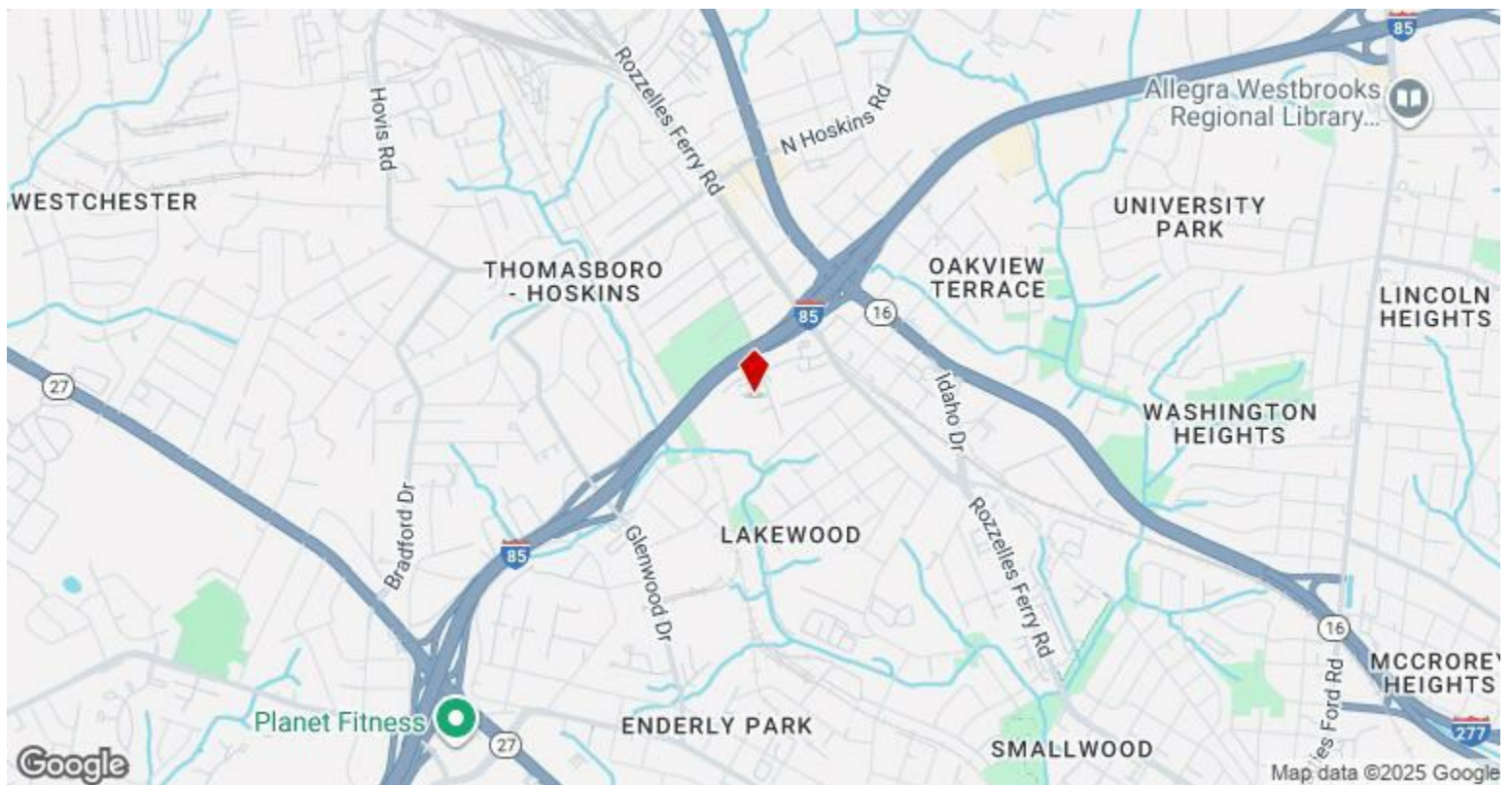


Rental Rate:	\$8.75 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	62,990 SF
Year Built:	1985
Taxes:	\$0.02 USD/SF/MO
Operating Expenses:	\$0.02 USD/SF/MO
Rental Rate Mo:	\$0.73 /SF/MO

1st Floor

Space Available	62,990 SF
Rental Rate	\$8.75 /SF/YR
Date Available	December 01, 2025
Service Type	Triple Net (NNN)
Office Size	6,000 SF
Space Type	New
Space Use	Industrial
Lease Term	Negotiable





## 129 Dupree St, Charlotte, NC 28208

Discover a premier industrial and flex warehouse opportunity in the heart of the Greater Charlotte industrial market. This impressive 63,000± square-foot warehouse is strategically located on Dupree Street, just off Interstate 85, providing excellent highway visibility and direct access to major transportation routes that connect Charlotte, Concord, Gastonia, and Fort Mill, SC. With its rare I-2 Heavy Industrial zoning, this property offers exceptional flexibility for a wide range of manufacturing, logistics, distribution, and storage uses, making it a top choice for industrial tenants, owner-users, or investors seeking a high-performing asset in the Charlotte metro area.

The warehouse is designed for operational efficiency and versatility, featuring a front-load layout with 10 dock-high doors, two pit levelers, and one drive-in door that streamline loading and unloading operations. Ample parking and a spacious truck court allow for smooth traffic flow and easy maneuverability for delivery and freight vehicles. The steel frame construction and attractive stucco front façade combine durability with modern curb appeal, while energy-efficient LED lighting ensures enhanced visibility and lower operating costs throughout the facility.

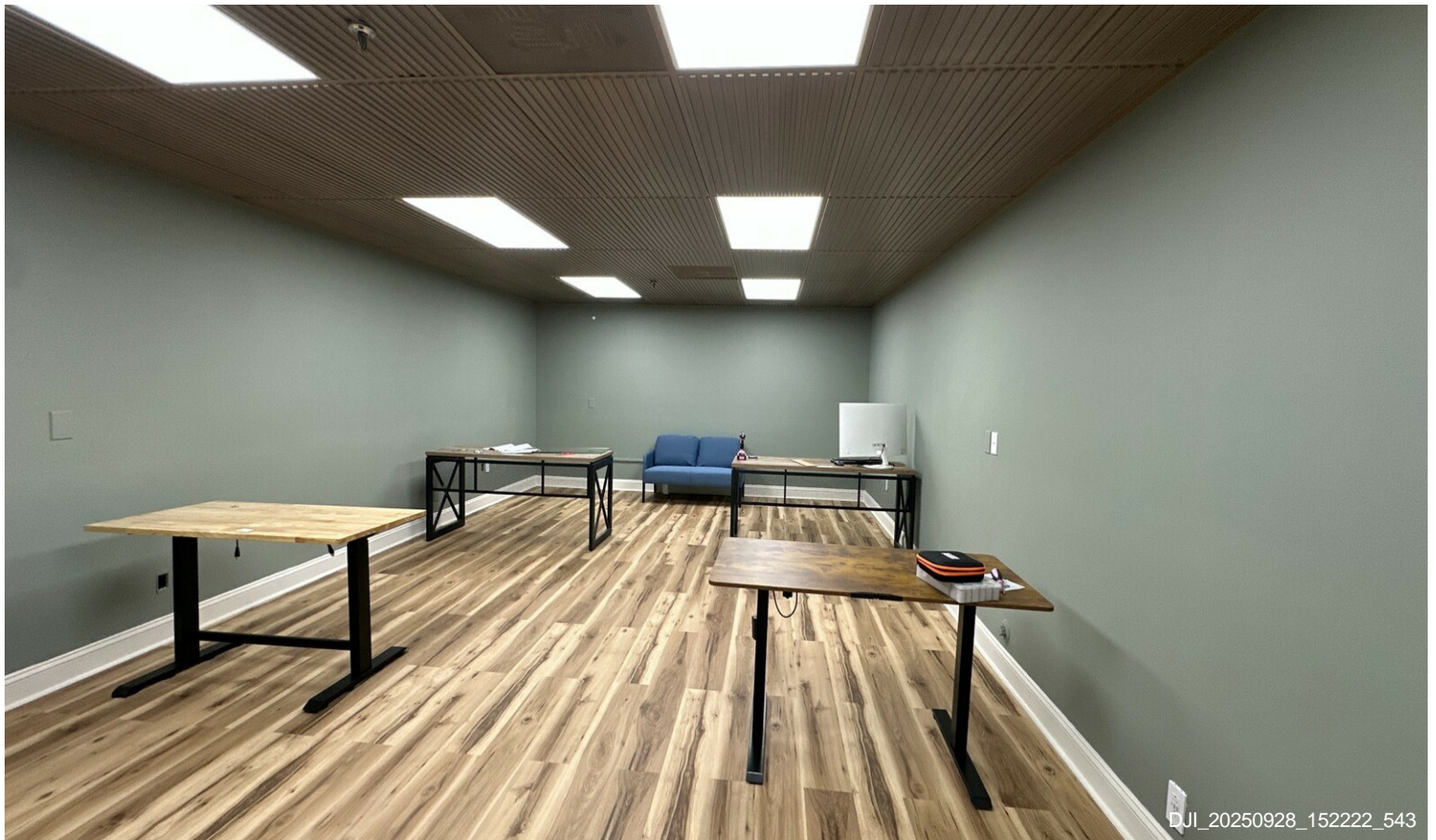
Inside, the property includes approximately 5,945 square feet of office space, offering conference rooms, private offices, a break room, and storage areas—ideal for administrative, management, or dispatch operations. The building's 3-phase power, along with a 400V/480V transformer, provides ample electrical capacity for heavy equipment and manufacturing users. Additionally, a dry fire suppression system is installed throughout the warehouse, meeting the safety requirements of various industrial users.

The property also includes a secure, fenced outdoor storage yard spanning approximately [insert acreage] acres, ideal for industrial outdoor storage (IOS) of trailers, containers, or equipment. This added functionality makes the site highly desirable for logistics and distribution companies seeking both indoor and outdoor operational space. Located just minutes from Charlotte Douglas International Airport, major freight terminals, and key interstate access points, this warehouse offers unparalleled logistical advantages within one of the fastest-growing industrial markets in the Southeast.

With its prime location, I-2 zoning, heavy power, and modern upgrades, this Charlotte industrial warehouse stands out as a rare opportunity for companies looking to expand their operations or investors seeking to capitalize on Charlotte's booming industrial corridor.



## Property Photos





## Property Photos





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Break room