



TWO FLEX SPACES | FOR LEASE

340 & 342 CROMPTON STREET | CHARLOTTE

Prime flex spaces for lease in a thriving industrial park in South Charlotte! These office/warehouse spaces offer easy access to I-77 & I-485, perfect for businesses seeking efficiency and convenience. Leasing both units together or demised.

ZACH DANIEL, CCIM

c 704 560 1192

zdaniel@mecacommercial.com

KEVIN MITCHELL

c 704 317 9245

kmitchell@mecacommercial.com



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COMMERCIAL REAL ESTATE



340 CROMPTON STREET

PROPERTY INFORMATION

SF*

- 3,996 SF Total
- 3,096 SF Office
- 900 SF Warehouse

ZONING: ML-2

FEATURES:

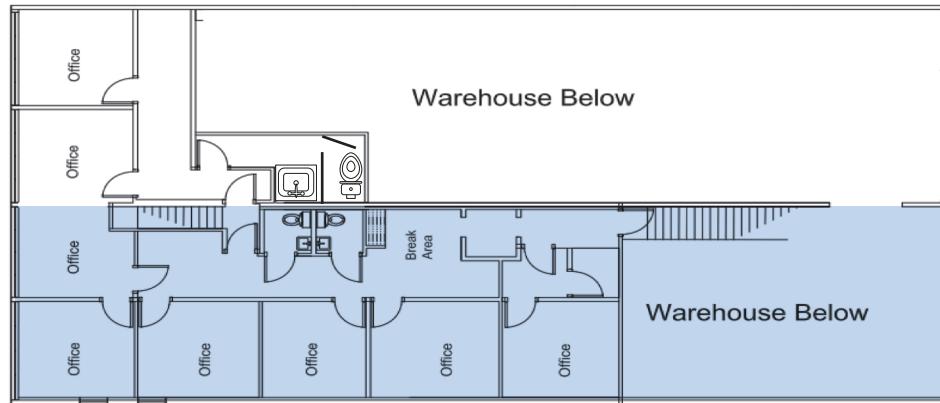
- 1/2 mile to I-77 and I-485 access
- 20' clear height warehouse
- Fenced-in warehouse space attached to dock door for secure 3rd party deliveries
- 10' W x 12' H Dock-high door
- Ample power
- 10 private offices, reception area, break area and kitchenette
- 4 bathrooms (2 per floor)
- Ample parking

AVAILABLE: October 1, 2025

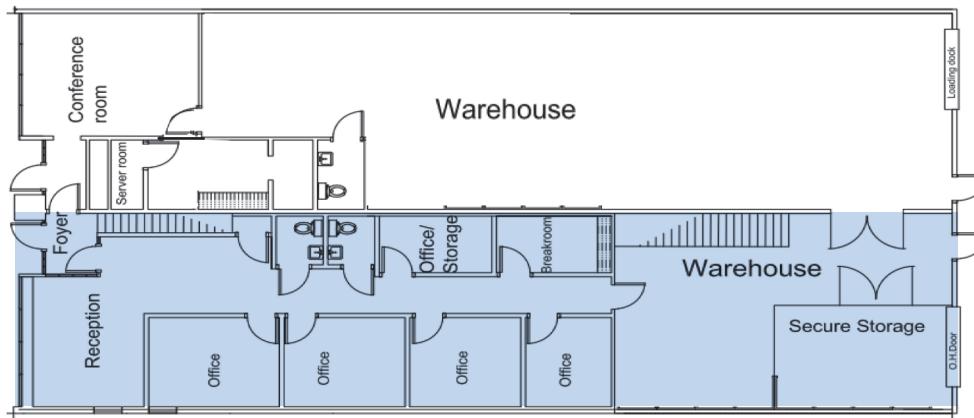
LEASE RATE: \$12.60/SF Base Rent plus \$2.36/SF NNN

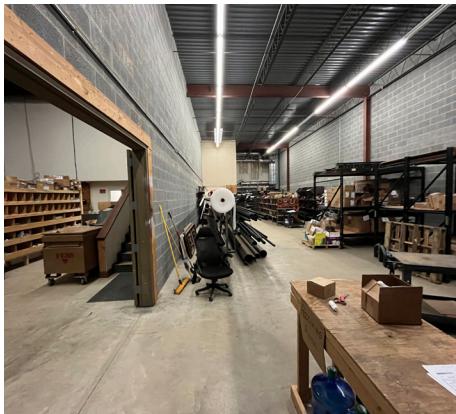
NOTE: Can be connected to 342 Crompton St.

SECOND FLOOR



FIRST FLOOR





PROPERTY INFORMATION

SF*

- 2,448 SF Total
- 600 SF Office
- 1,848 SF Warehouse

ZONING: ML-2

FEATURES:

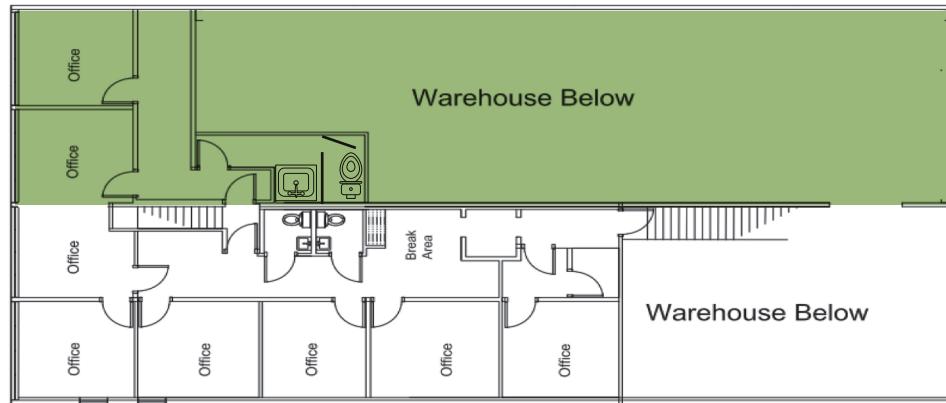
- 1/2 mile to I-77 and I-485 access
- 20' clear height warehouse
- 10' W x 12' H Dock-high door
- Ample power
- 3 private offices and 1 conference room
- 2 bathrooms (1 per floor)
- Ample parking

AVAILABLE: October 1, 2025

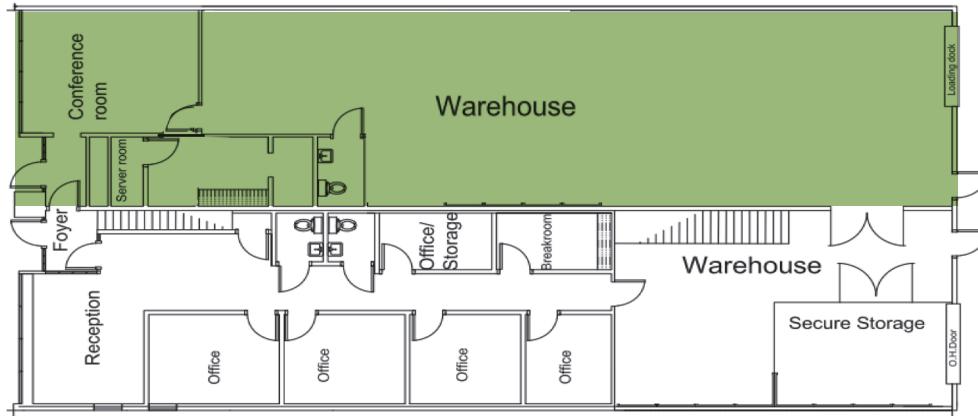
LEASE RATE: \$14/SF Base Rent plus \$2.36/SF NNN

NOTE: Can be connected to 340 Crompton St.

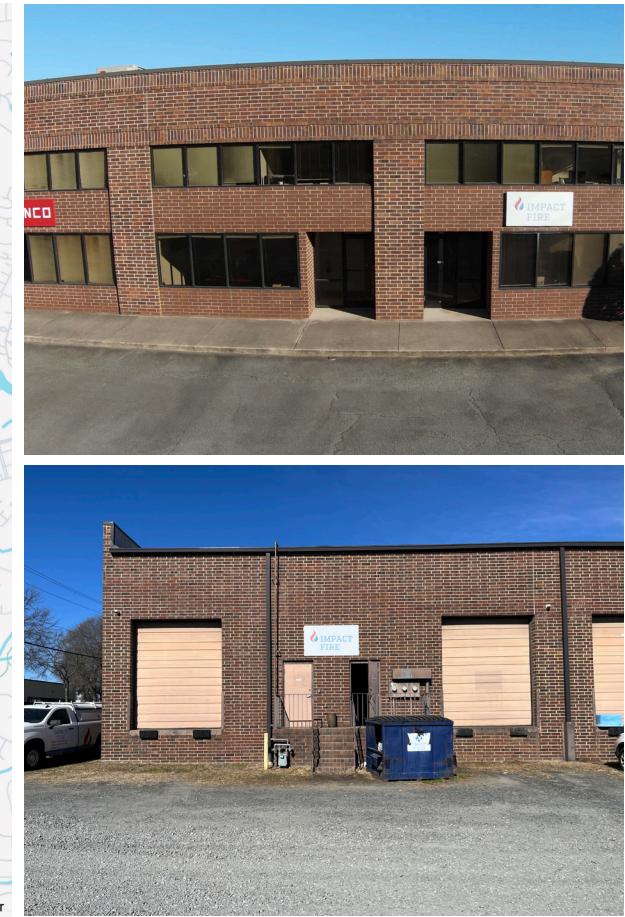
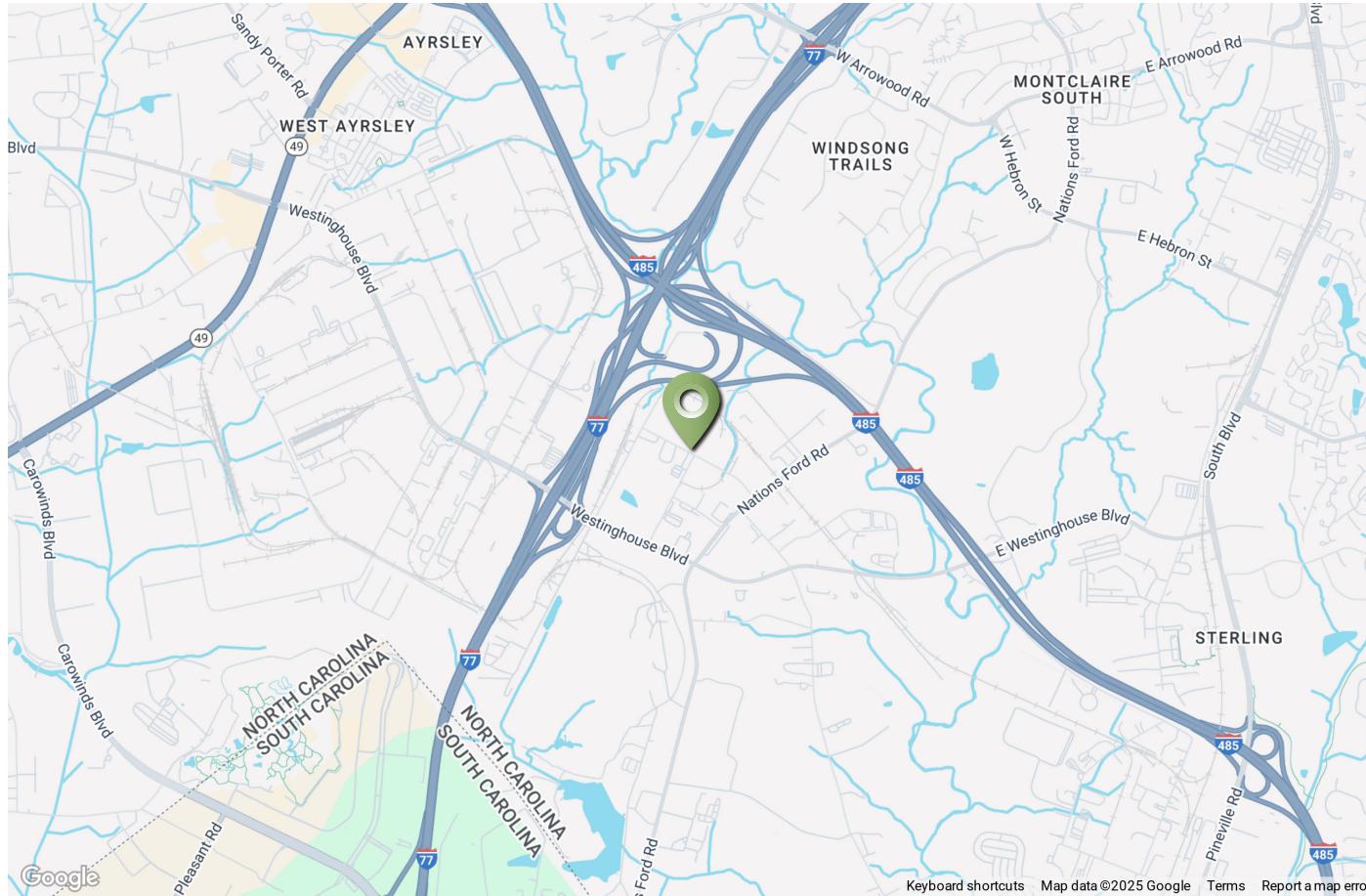
SECOND FLOOR



FIRST FLOOR



LEASED



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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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