

6924

ORR ROAD | CHARLOTTE, NC



±116,978 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

LEASING
CONTACTS

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LIGHTSTONE

**AVISON
YOUNG**

INDUSTRIAL FACILITY AVAILABLE FOR LEASE

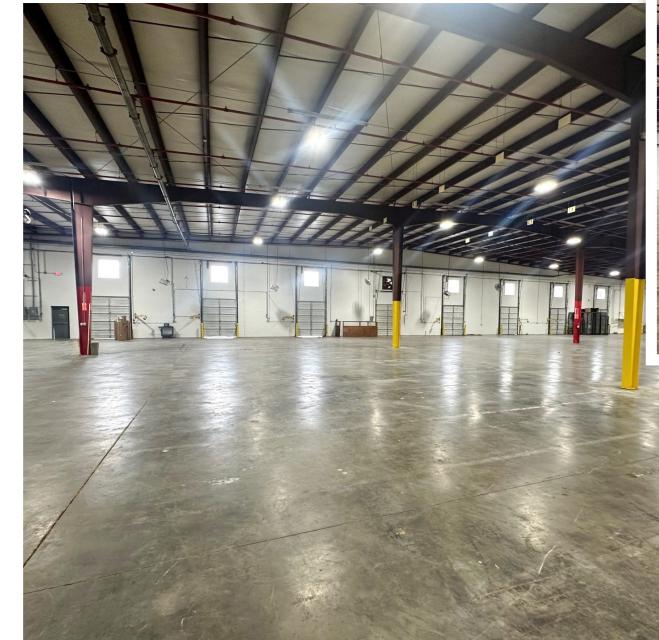
6924 Orr Road | Charlotte, NC

Property overview

This $\pm 149,810$ sf last mile, e-commerce industrial facility has $\pm 116,978$ sf available for lease. **Located just north of the Central and Atando submarkets, this distribution facility offers a centrally located opportunity within the Charlotte market.** The property is 3.5 miles from I-85 and has an auxiliary front lot which accommodates ± 100 trailers.

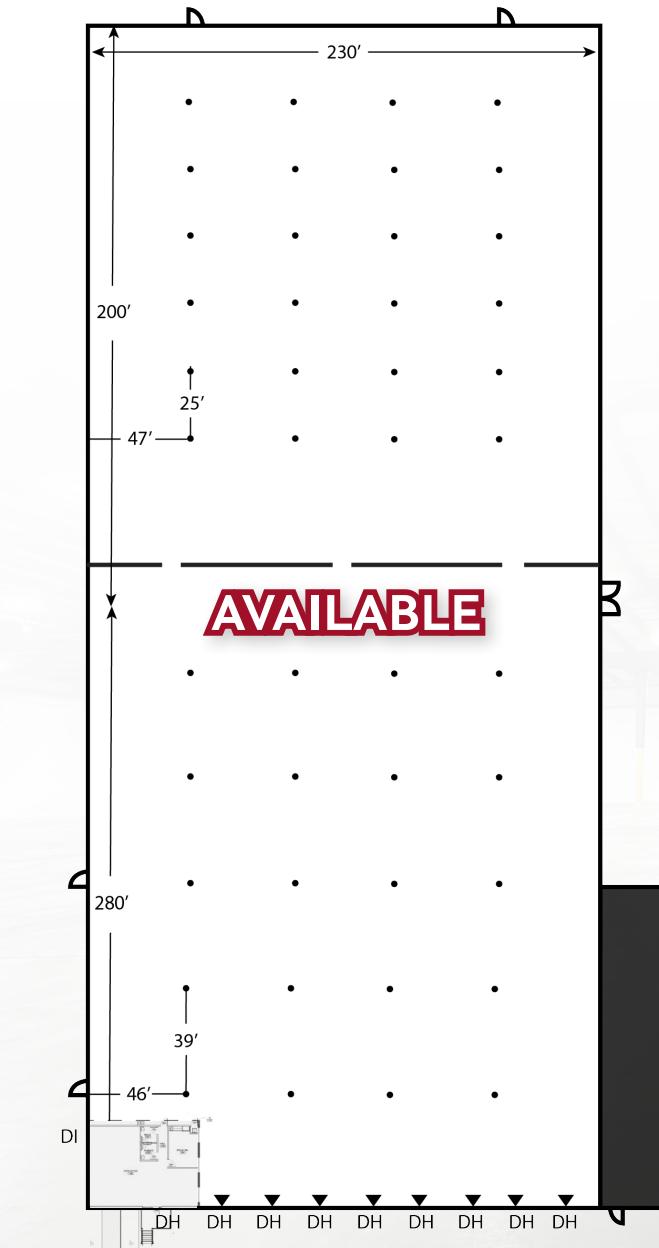


Front Truck Court



Property details

Available SF:	$\pm 116,978$ SF
Spec Office SF:	$\pm 1,853$ SF (under construction)
Clear Height:	19.5' - 24.5'
Dock High Doors:	Nine (9) 8' x 9' Doors
Drive-In Doors:	One (1) 16' x 16' Door
Wall Openings:	Three (3) 12' x 16' Openings
Sprinkler:	Wet
Lighting:	LED
Trailer Parking:	± 1.2 AC
Zoning:	ML-1
Lease Rate:	\$6.95 - \$7.25 / SF NNN



INDUSTRIAL FACILITY FOR LEASE

6924 Orr Road, Charlotte, NC



INTERSTATE 85

3.5 miles



INTERSTATE 77

7.2 miles



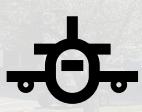
INTERSTATE 485

7.6 miles



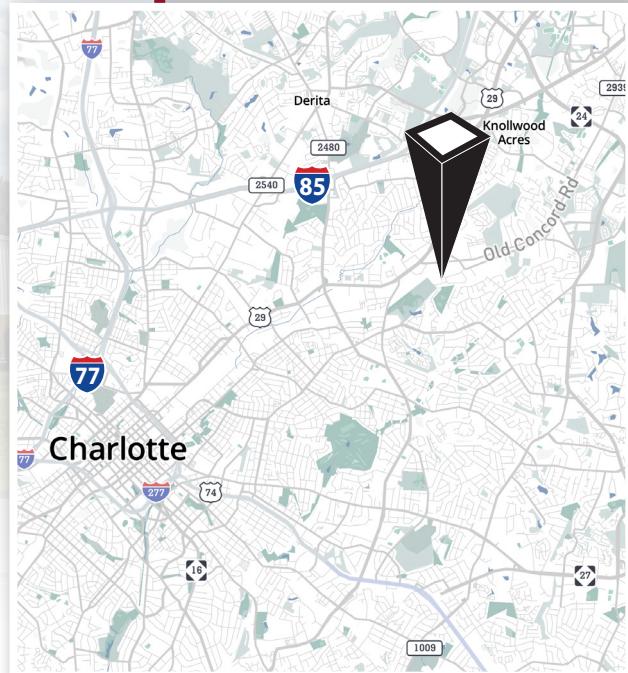
CHARLOTTE CBD

6.4 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT

13.9 miles



Location & travel

With **53% of the nation's population within a day's drive of the Charlotte region**, this property's location near the I-77 / I-485 interchange offers a perfect regional access point.



For more information:

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