



**WAREHOUSE & OUTDOOR STORAGE**

**FOR SALE  
OR LEASE**

**3300-3308 AND 3316 ROZZELLES FERRY RD | CHARLOTTE**

Recently renovated warehouse/garage and office with outdoor storage, ideally positioned just minutes from I-85 and I-77. Situated in a rapidly developing area of Charlotte, this fully fenced property is well-suited for a variety of uses and can be leased to one or two tenants.

**KEVIN MITCHELL**  
c 704 317 9245  
kmitchell@mecacommercial.com  
**ZACH DANIEL, CCIM**  
c 704 560 1192  
zdaniel@mecacommercial.com







## PROPERTY INFORMATION

### ACREAGE\*

1.38 Acres total

### 3300-3308 Rozzelles Ferry Rd Warehouse & outdoor Storage

SF\* - 5,014 SF Warehouse (± 108' x 47')

ACREAGE\* - 0.64 Acres

### FEATURES

- Renovated warehouse
- Large drive-in door
- 2 Two-post car lifts (can be removed)
- 1 Bathroom
- 12' Clear height
- Fenced-in lot

### 3316 Rozzelles Ferry Rd Office & Outdoor Storage

SF\* - 864 SF Office

ACREAGE\* - 0.74 Acres

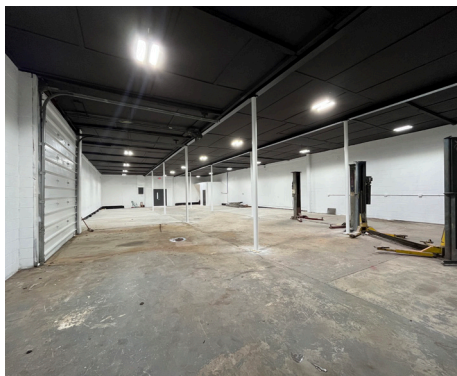
### FEATURES

- 1 Bathroom
- Carport
- Additional storage space for equipment and tools
- Fenced-in lot

**ZONING:** ML-1

**AVAILABILITY:** Immediately

**LEASE RATE:** Contact Broker







**mecacommercial.com**

© 2025 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.  
 \*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.

**KEVIN MITCHELL**  
 c 704 317 9245  
[kmitchell@mecacommercial.com](mailto:kmitchell@mecacommercial.com)



**ZACH DANIEL, CCIM**  
 c 704 560 1192  
[zdaniel@mecacommercial.com](mailto:zdaniel@mecacommercial.com)

