

4427 BROOKSHIRE BLVD

Charlotte, NC 28216



Available for Lease

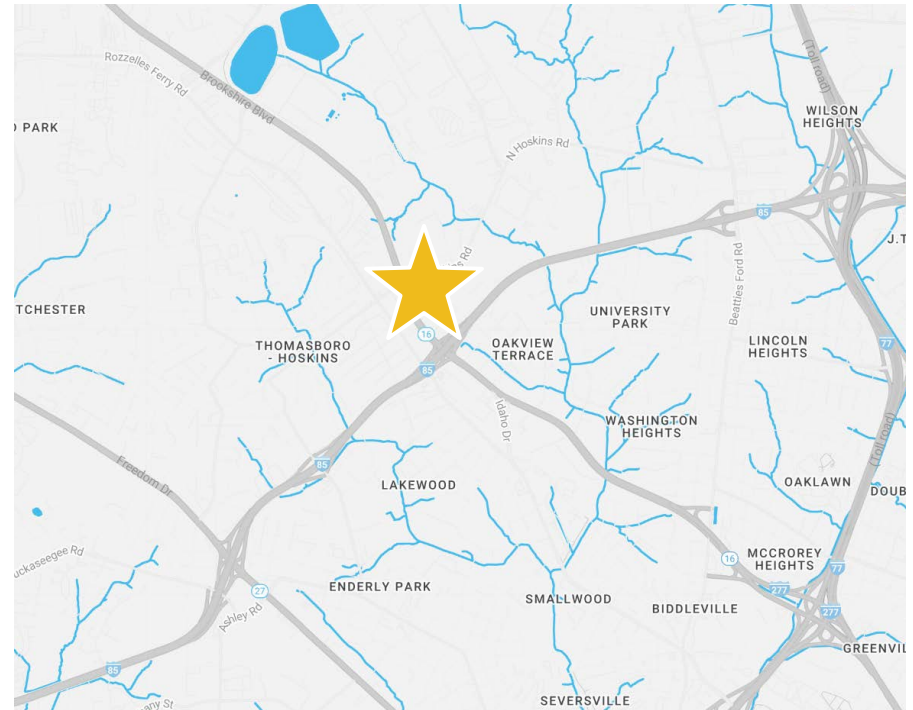
+/- 8,300 SF Office/Industrial Space in Charlotte, NC

 **WHITESIDE**
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer an industrial building for lease on Brookshire Blvd. Zoned ML-1, the industrial space is +/- 8,300 SF including +/- 1,200 SF of office space. The building features street frontage on Brookshire Blvd and boasts great proximity to I-77, Uptown Charlotte, and a 1-mile drive to I-85. The building offers office space and a gated entry to the drive-in door.

+/- 8,300 SF Office/Industrial Space Located 1-Mile to I-85



ADDRESS	4427 Brookshire Blvd, Charlotte, NC 28216
AVAILABILITY	Available for Lease
SQUARE FOOTAGE	+/- 8,300 SF Warehouse Includes +/- 1,200 SF Office Space
ZONING	ML-1
ASSET CLASS	Office/Industrial
PARCEL ID	Mecklenburg County 4427 Brookshire Blvd #03903419
STORAGE	Open yard for vehicle storage
DOORS	(2) Drive-In Door
TICAM	TBD
LEASE RATE	\$13/SF NNN

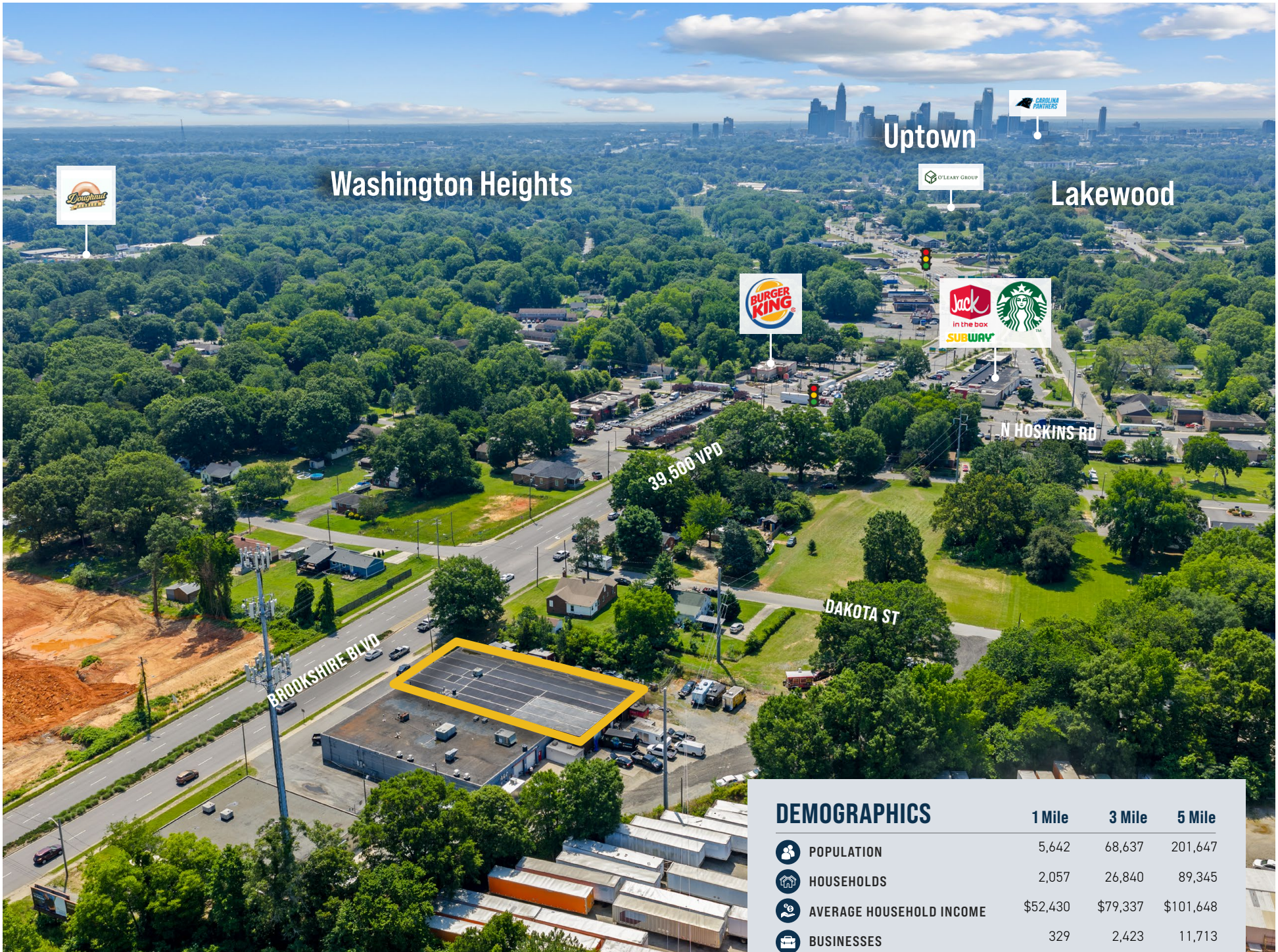


BROOKSHIRE BLVD

39,500 VPD

Drive-in Door

Drive-in Door



Washington Heights

Uptown

Lakewood





39,500 VPD

DAKOTA ST

BROOKSHIRE BLVD

N HOSKINS RD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	5,642	68,637	201,647
 HOUSEHOLDS	2,057	26,840	89,345
 AVERAGE HOUSEHOLD INCOME	\$52,430	\$79,337	\$101,648
 BUSINESSES	329	2,423	11,713
 EMPLOYEE POPULATION	4,422	29,267	161,939

Charlotte

North Carolina

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



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Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.