

4427 BROOKSHIRE BLVD

Charlotte, NC 28216



Available for Lease

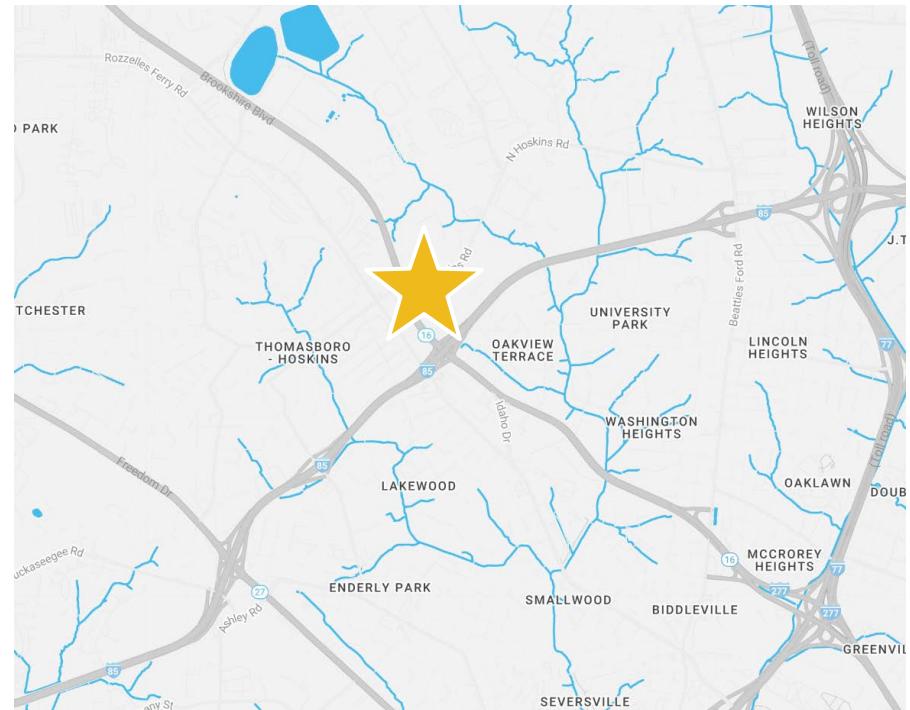
+/- 8,300 SF Office/Industrial Space in Charlotte, NC

 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





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.



LEARN MORE AT CHARLOTTESGOTALOT.COM

Contact for More Information

Ben Breaux

ben@whitesidecre.com
M: (504) 908-6872



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 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.