

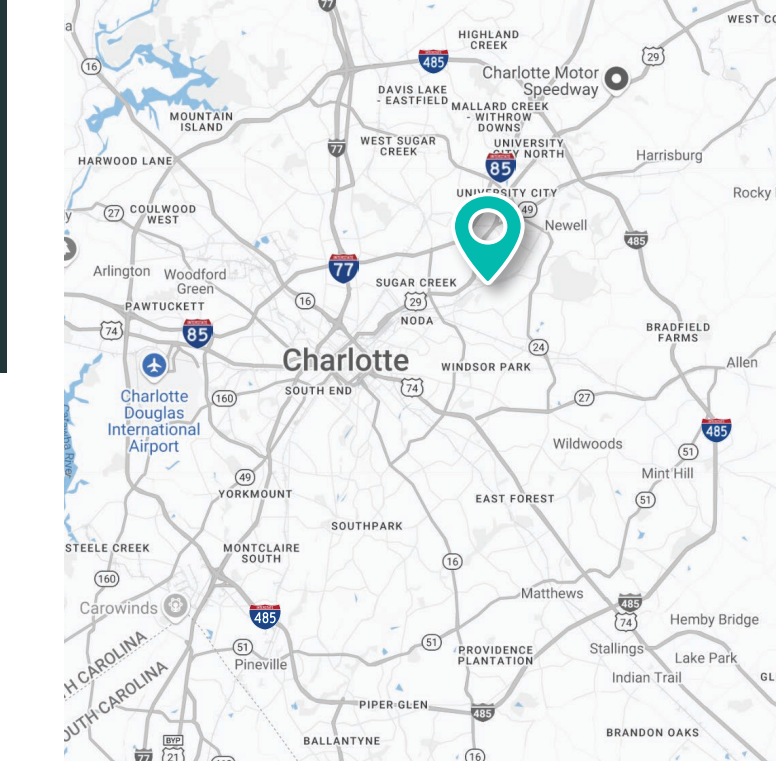
# INDUSTRIAL BUILDING FOR SALE

6131 OLD CONCORD RD, CHARLOTTE, NC 28213



## AVAILABLE FOR SALE

15,158 SF flex/industrial facility located at 6131 Old Concord Rd in Charlotte, NC. Zoned ML-2, this property features office space and warehouse equipped with both a dock-high door and a drive-in door. The site benefits from excellent visibility along Old Concord Rd, with close proximity to N. Tryon St and major transportation routes, ensuring convenient access throughout the greater Charlotte MSA. The strategic location of this building offers direct connectivity to multiple interstates, making it a prime opportunity for a variety of industrial uses.



## PROPERTY DETAILS

Address	6131 Old Concord Rd, Charlotte, NC 28213
Availability	Industrial Building for Sale
Square Footage	+/- 15,158 SF Available
Land Area	+/- 1.50 AC
Use	Industrial
Zoning	ML-2
Parcel	4902209
Clear Height	12' - 16'
Doors	(1) Dock High Door and (1) Drive In Door
Visibility	Great visibility on Old Concord Rd
Sale Price	<b>\$2,800,000 (\$185/SF)</b>

## TRAFFIC COUNTS

Old Concord Rd - 16,000 VPD  
N Tryon St - 22,000 VPD

### CONTACT FOR DETAILS

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## CONSTRUCTION DETAIL

### General Layout

The subject is an industrial building consisting of approx. 60% office buildout and a warehouse with 12'-16' clear heights, one dock-high loading doors and one drive-in roll-up door. The land-to-building ratio is 4.53:1

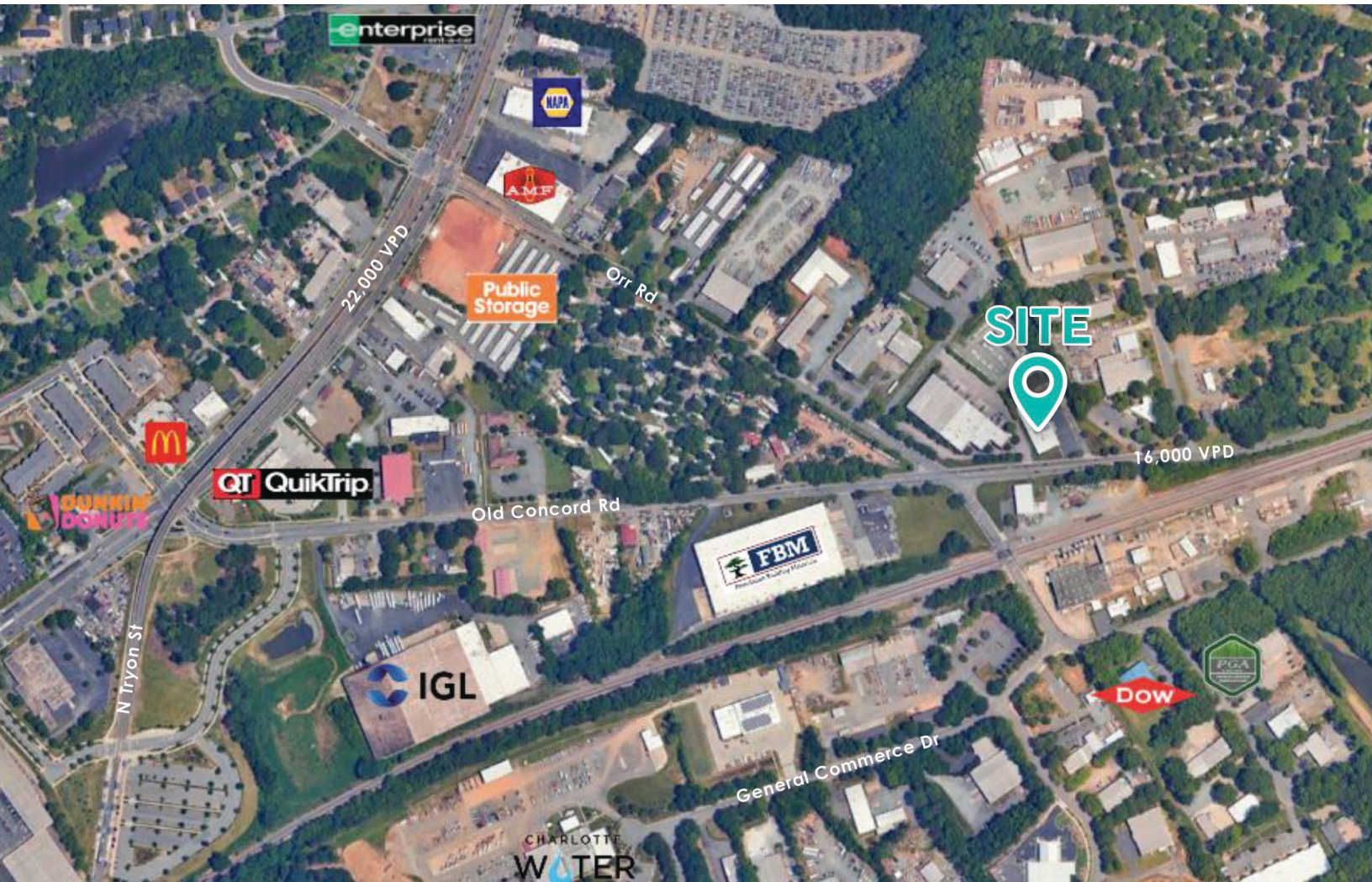
Foundation	Reinforced concrete slab
Construction	Class C
Floor Structure	Reinforced concrete
Exterior Walls	Brick
Roof Type	Flat
Roof Cover	Sealed TPO with roof mounted solar system
Windows	Double-pane, metal

### Recent Renovations or Replacements

New TPO roof, new gutter system, roof mounted solar system, and 2 new HVAC units (2018), camera monitoring security system installed, new metal chain link razor wire fence and gate, new hydraulic loading ramp, addition of 1,739 SF open shed to rear of building with concrete pad and metal roof

## INTERIOR DETAIL

Interior Walls	Drywall in office area and concrete block in warehouse
Ceilings	Acoustical tile in office area and exposed steel in warehouse
Floor Coverings	Ceramic tile and sealed concrete
Lighting	LED and Incandescent
Restrooms	Multiple Restrooms



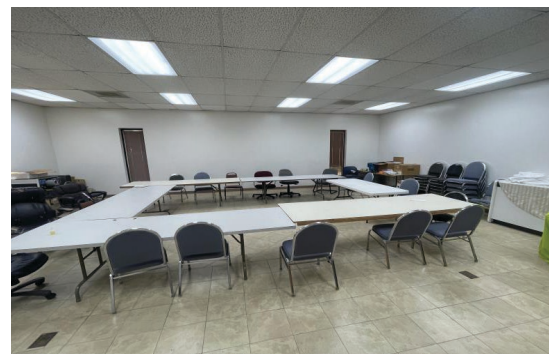
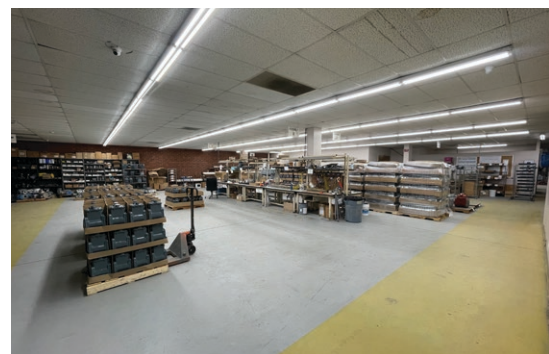
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