



FOR LEASE / SALE

2032 Gateway Boulevard

2032 Gateway Blvd | Charlotte, NC



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2032 Gateway Blvd | Charlotte, NC 28208



23,090 SF

Building Size

2,130 SF

Office Space

Q2 2024

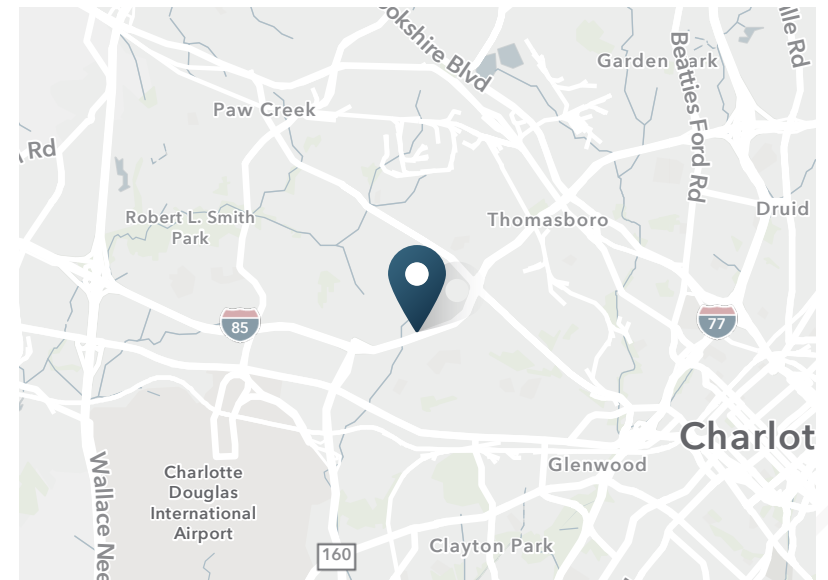
Date Available

\$200/SF

Asking Price

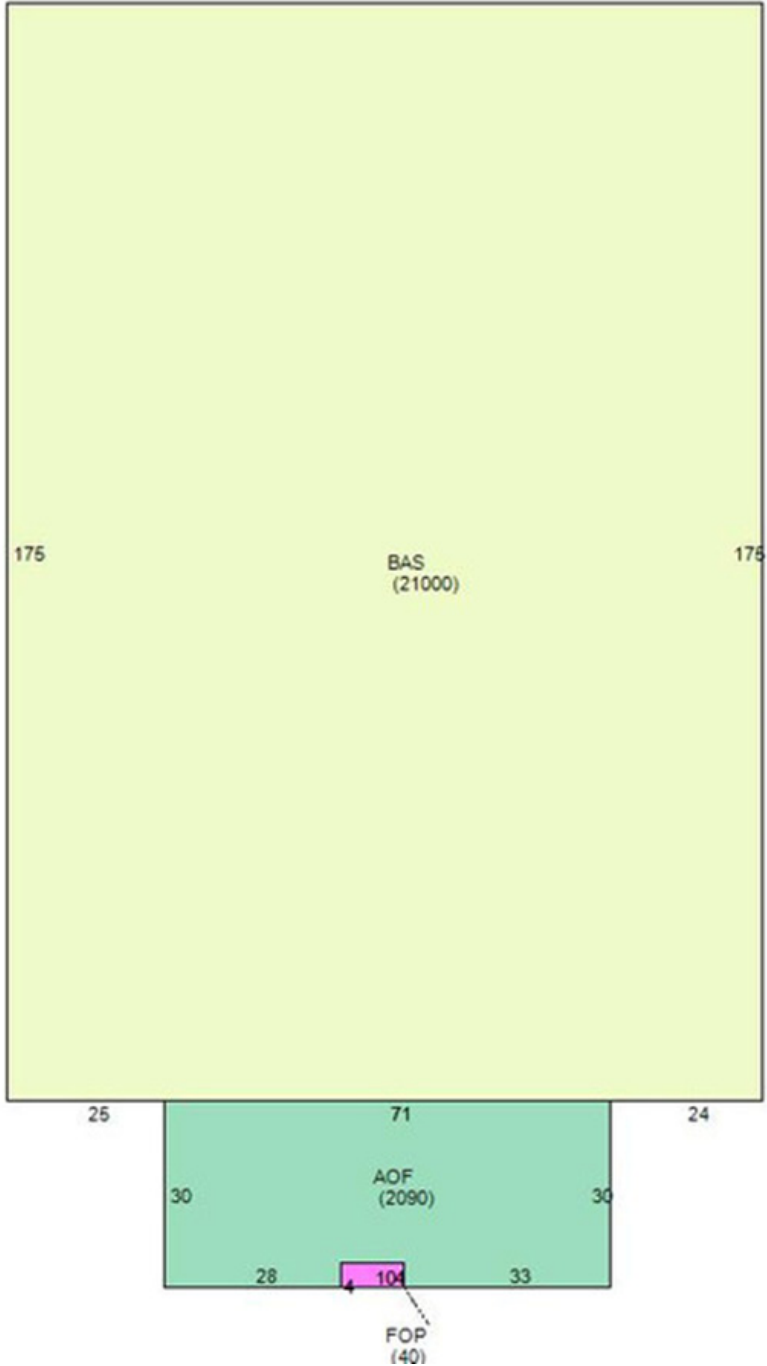
PROPERTY HIGHLIGHTS

	±
Available SF	23,090
Warehouse SF	21,000
Office SF	2,090
Land Area	2 ac
Clear Height	17.7' - 21.5'
Column Spacing	23.5' - 24.5'
Dock High	2 (8'x10')
Drive-In	2 (8'x10') and 1 (20'x10')
Truck Court	Fenced
Zoning	M-1



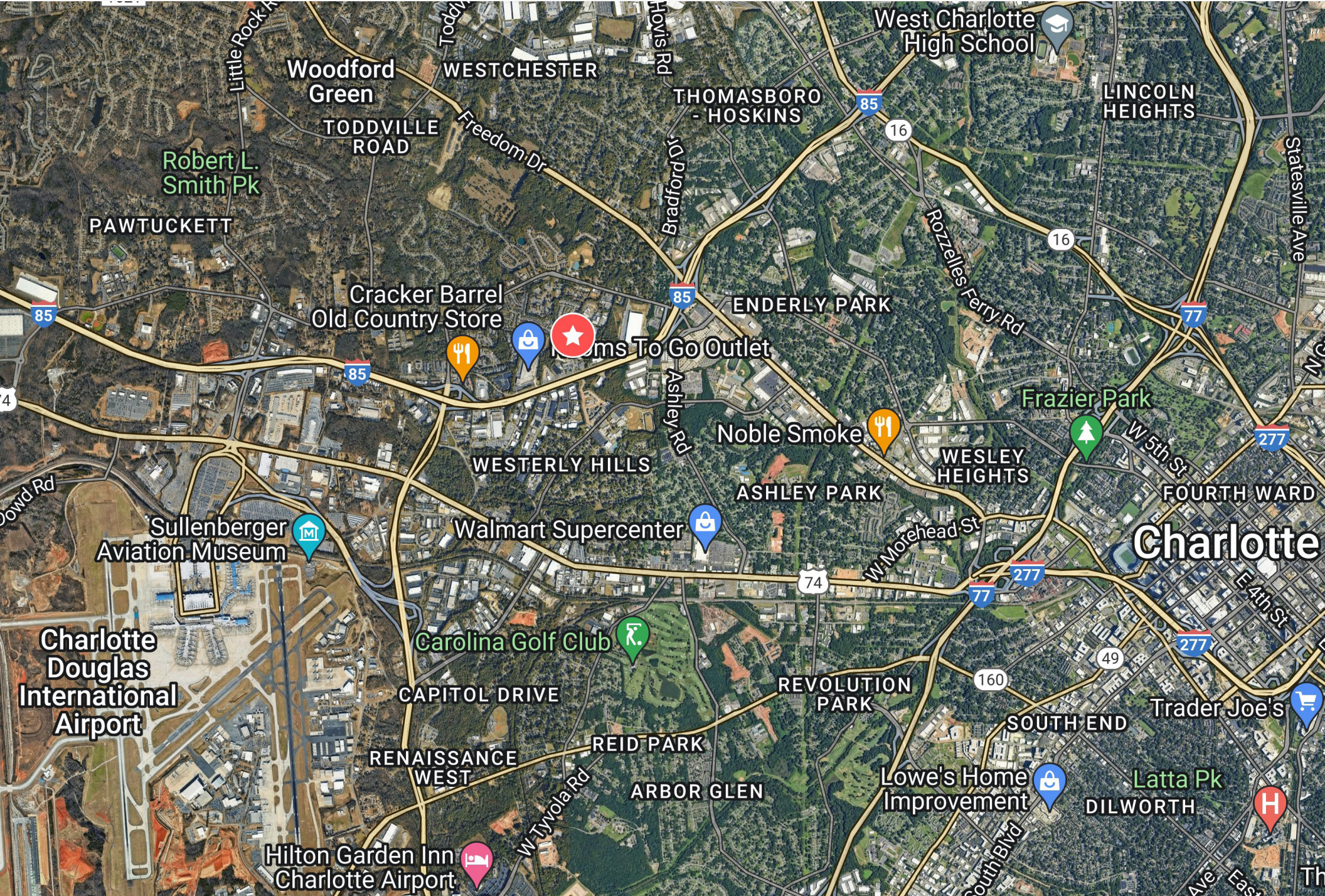
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2032 Gateway Boulevard

2032 Gateway Blvd | Charlotte, NC 28280





SRS Real Estate Partners

3445 Peachtree Rd NE
Suite 950
Atlanta, GA 30326
404.231.2232

**AVISON
YOUNG**

Avison Young

521 E Morehead St.
Suite 101
Charlotte, NC 28202
704.531.5550

Chip Watson, SIOR

Managing Principal
404.290.3118
chip.watson@srsre.com

Henry Lobb, SIOR

Principal
610.316.3001
henry.lobb@avisonyoung.com

Abby Rights

Vice President
704.287.3172
abby.rights@avisonyoung.com

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