# 3400 SILAS AVE Charlotte, NC 28206





#### **PROPERTY DESCRIPTION**

Positioned in the heart of the city, this thriving urban district offers easy access to major transportation routes, including I-85 and I-77, offering unparalleled convenience and accessibility. Industrial zoning allows for flexibility in terms of the types of businesses that can operate on the site.

#### **PROPERTY HIGHLIGHTS**

- Vacant for Owner/Occupant
- Construction Type: Metal, cinderblock and masonry
- · Gravel Truck Courtyard
- · Additional parking spaces in front
- Metal Roof

#### OFFERING SUMMARY

Sale Price:	\$2,000,000
Zoning:	ML-2
Lot Size:	0.58 Acres
Total SF;	10,000 SF
Warehouse SF:	7,200 SF
Office SF:	2,800 SF
Dock High Doors:	2
Ceiling Height	15' at Peak
Power:	480V 3 Phase
Year Built:	1972
Parcel ID:	08502201

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#### MATTHEW HAGLER

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IURTHICONCORD HICKS WIL-MAR P owesville 601 Huntersville WEST CO Lucia HIGHLAND 29 485 16 DAVIS LAKE MALLARD CREE WITHROW MOUNTAIN WEST SUGAR CREEK UNIVERSITY CITY NORTH Harrisburg HARWOOD LANE 16 UNIVERSITY CITY Rocky I COULWOOD 49 27 At Holly WEST Newell 485 29 Arlington Woodford SUG RCREEK Green PAWTUCKETI NODA BRADFIELD 85 74 24 Charlotte Allen WINDSOR PARK SOUTH END 74 160 27 DIXIE -BERRYHILL 485 Wildwoods 51 Mint Hill 16 SEN-YORKMOUNT EAST FOREST 51 SOUTHPARK MONTCLAIRE SOUTH STEELE CREEK 49 74 160 Matthews 485 Hemby Bridge 51 PROVIDENCE Stallings PLANTATI Map data ©2024 Imagery 51 Google ©2024 TerraMetrics Pinevil le

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