



## FLEX SPACE | **FOR LEASE**

**540 WEST 32ND STREET | CHARLOTTE**

Efficiently designed flex space for lease just 5 minutes from Uptown Charlotte and under 10 minutes from I-77 and I-85. Ideal for businesses seeking convenient client access, ample parking, and a comfortable work environment.

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## PROPERTY INFORMATION

### SF

- 2,900 SF Total
- 1,900 SF Office
- 1,000 SF Warehouse

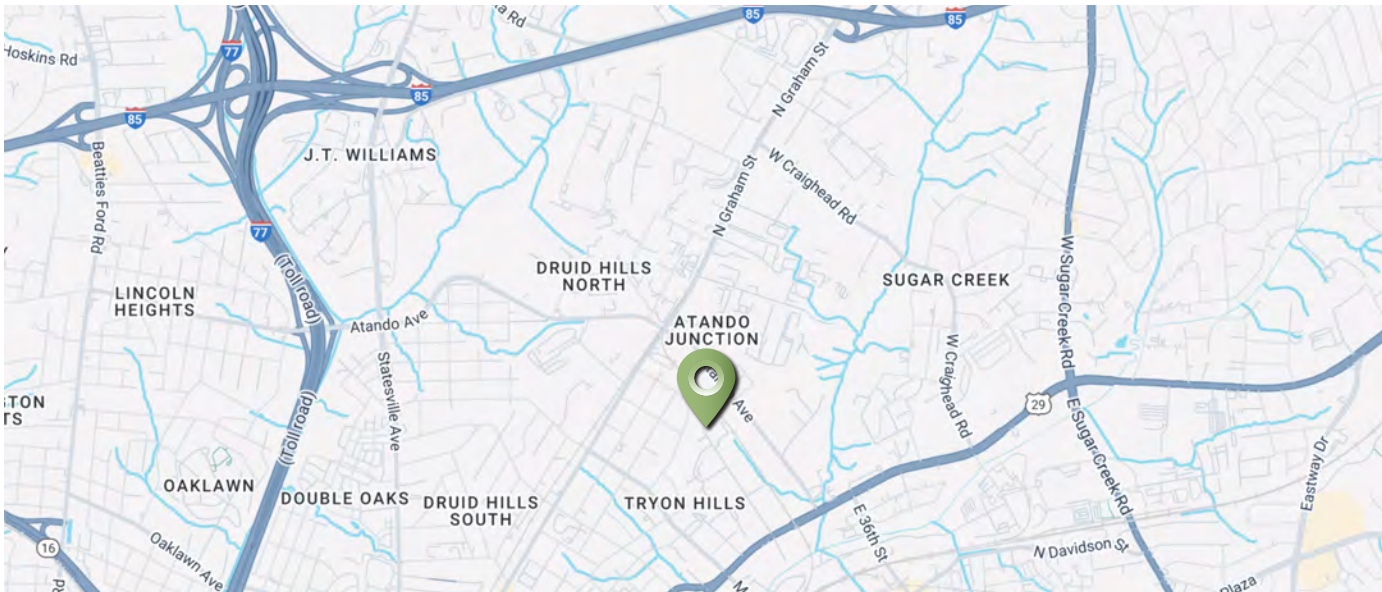
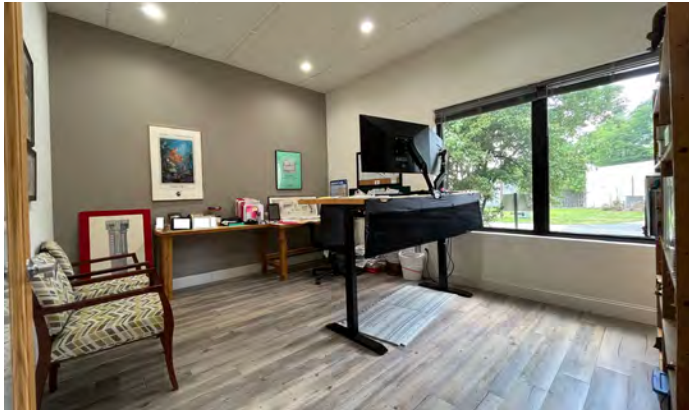
**ZONING:** ML-1 (Light Manufacturing & Logistics)

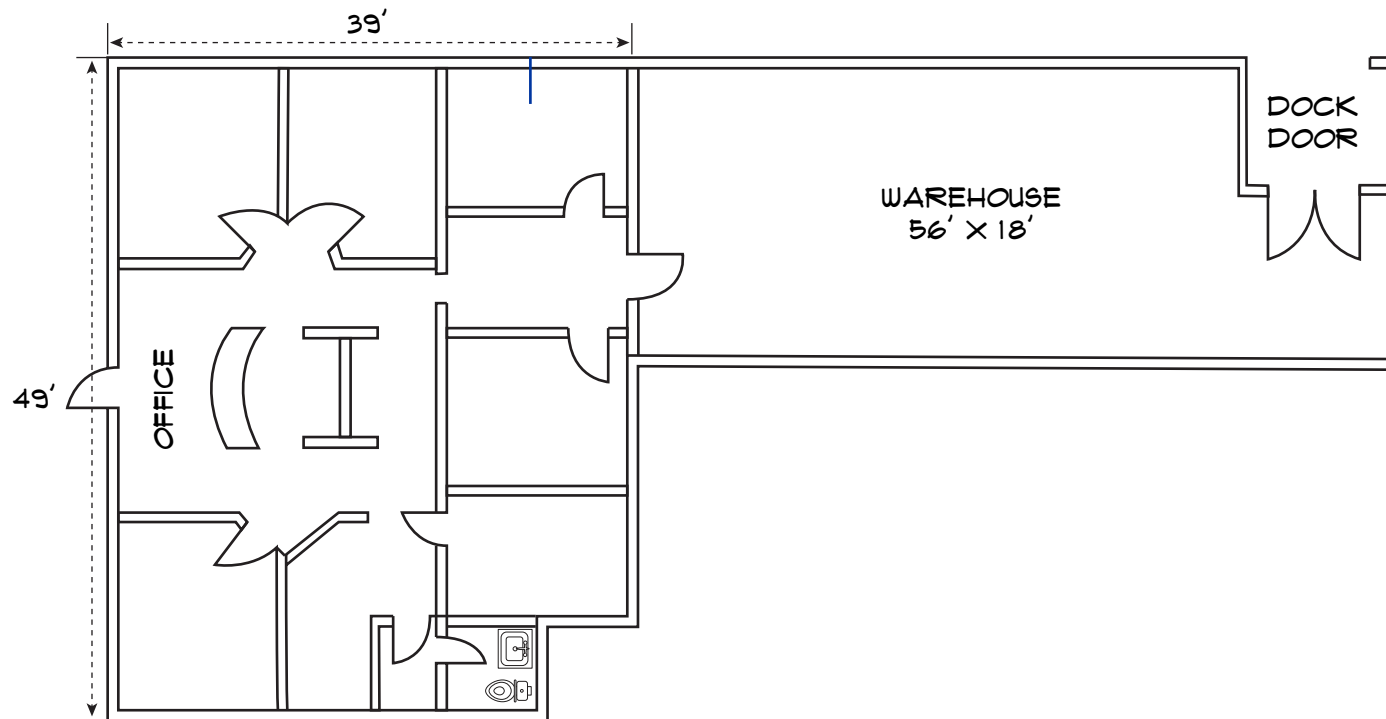
### FEATURES:

- Welcoming front lobby
- 5 large offices or 4 offices and a break room
- One bathroom
- 13 ft clear height warehouse
- (1) 8' W x 8' H low rollup dock door
- 15+ outdoor parking spaces

**AVAILABILITY:** July 1, 2025

**LEASE RATE:** Contact Broker





Floor Plan Not to Scale

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

