



FOR SALE

# 5325 MARSHALL AIR DR

7,625 SF INDUSTRIAL BUILDING • CHARLOTTE, NC 28217



# PROPERTY OVERVIEW

5325 MARSHALL AIR DR • CHARLOTTE, NC 29717



VIRTUAL TOUR

## PROPERTY DESCRIPTION

Rare opportunity to acquire a high-quality industrial building near Uptown with I-77 visibility. The building is currently occupied by a successful, privately-owned business. **Their below-market lease will expire August 31, 2025, and with no renewal option, ownership expects they will relocate at that time.**

**ADDRESS** 5325 Marshall Air Dr, Charlotte, NC 28217

**PARCEL ID** 16905107

**SQUARE FOOTAGE** Office: 2,400 SF  
Warehouse: 5,225 SF  
**Total: 7,625 SF**  
Additional Mezzanine: 2,400 SF

**ACREAGE** 0.50 AC

**ZONING** ML-1

**CLEAR HEIGHT** 18' (Eaves) - 20' (Center)

**DOORS** 1 Drive-In (12'x13')  
2 Dock-High (10'x10' with Levelers)

**PARKING** Street and rear yard parking, plus 3 spaces beside entry

**SIGNAGE** Interstate-Visible Signage

**LEASE DETAIL** \$6,956/month NNN (\$10.95/sf) -- No Renewal Options

## STRUCTURAL & MECHANICAL

**CONSTRUCTION TYPE** Metal & Block

**YEAR BUILT** 2005

**BUILDING DIMENSIONS** 125' Long x 60' Wide

**ROOF** Metal

**FIRE SPRINKLERS** None

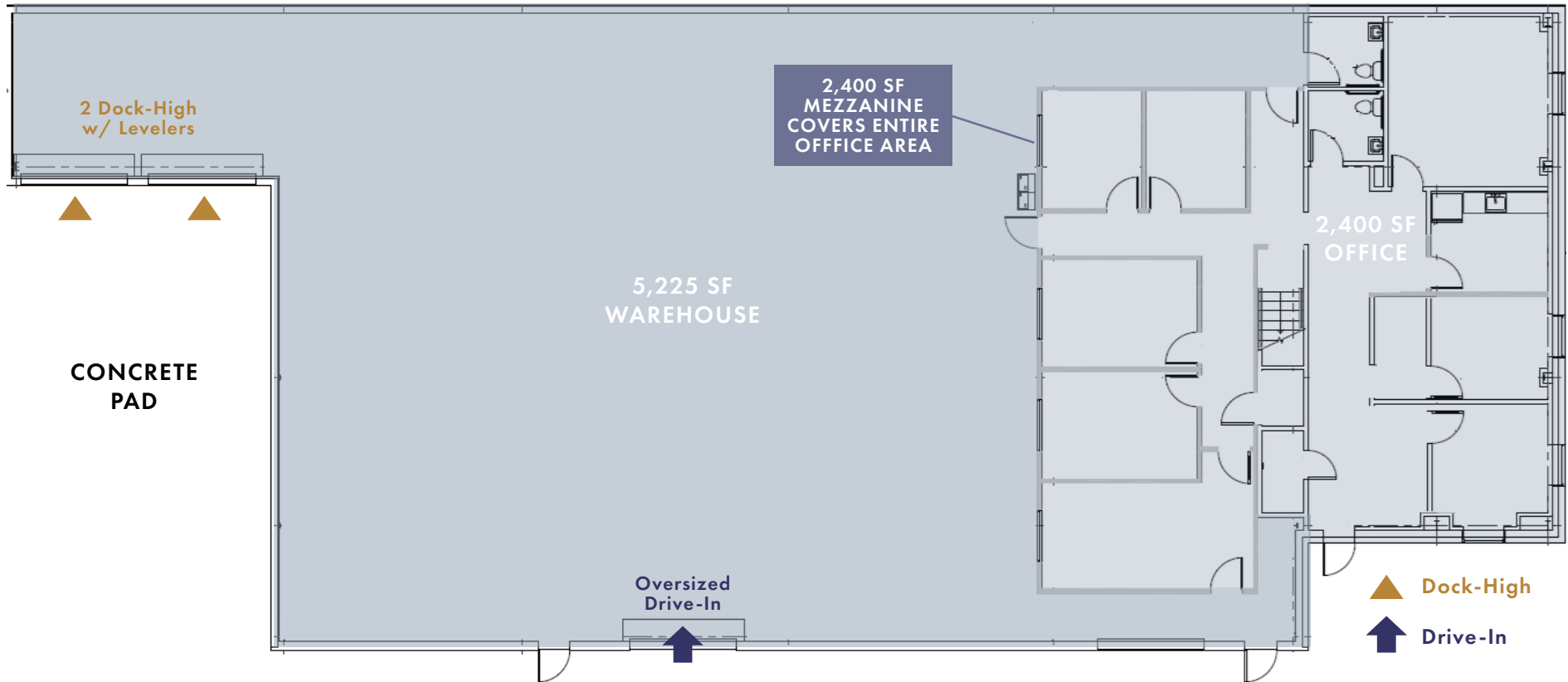
**ELECTRICAL/POWER** 208Y/120V // 400 Amps

**HVAC** Fully Conditioned throughout

**SALE PRICE: \$1,750,000**

# FLOOR PLAN

5325 MARSHALL AIR DR • CHARLOTTE, NC 29717



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# AERIAL VIEW

5325 MARSHALL AIR DR • CHARLOTTE, NC 29717



Uptown

Marshall Air Dr

147,000 YPD





# PROPERTY PHOTOS

5325 MARSHALL AIR DR • CHARLOTTE, NC 29717



**AVAILABLE DOCUMENTS:**

- Clean Phase 1 Environmental (2014)
- Survey (2015)
- Construction Drawings from 2016 Renovation







**EXCLUSIVELY LISTED BY:**

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