

WAREHOUSE FOR LEASE

±43,174 SF | SHOWROOM & OFFICE SPACE



8350-C ARROWRIDGE BLVD, CHARLOTTE, NC 28273

**SQUARE
FOOTAGE**

Total: ±43,174 SF
Office: ±3,760 SF | Showroom: ±2,200 SF
Equipment Room: ±2,120 SF | Warehouse: ±35,083 SF

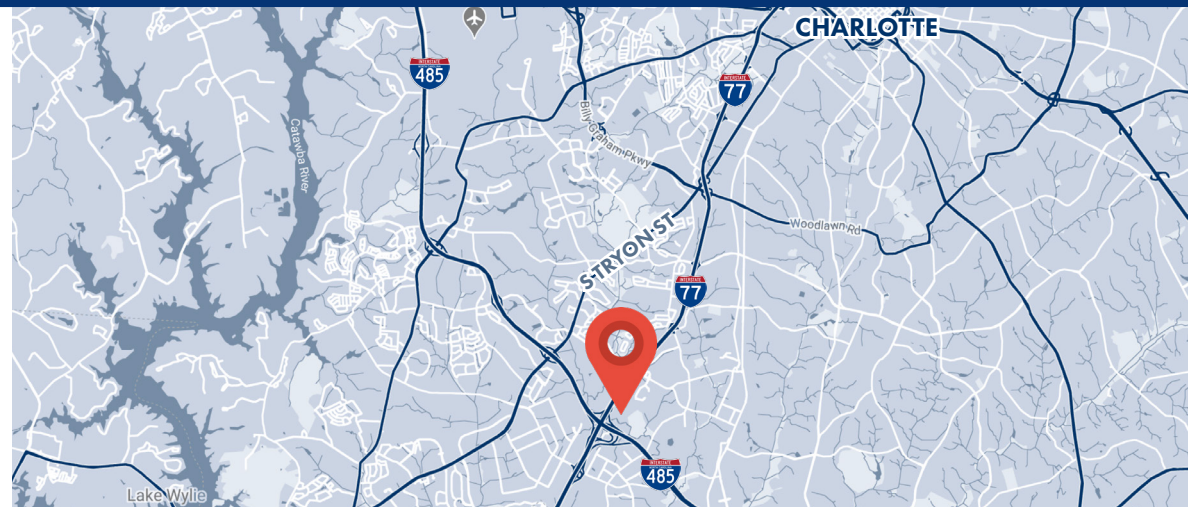
LOADING

6 dock high doors (five 8'x10' & one 12'x10')
1 drive-in door (8'x10')

ZONING

I-1 (light industrial)

FOR LEASE: \$6.95/SF NNN



PROPERTY DETAILS

8350-C ARROWRIDGE BLVD | CHARLOTTE, NC 28273

SQUARE FOOTAGE	Total: ±43,174 SF
	Office: ±3,760 SF
	Showroom: ±2,200 SF
	Equipment Room: ±2,120 SF
	Warehouse: ±35,083 SF
OFFICE	5 private offices
	Large showroom
	Conference room
	12' office/showroom/equipment room
WAREHOUSE	6 dock high doors (five 8'x10' & one 12'x10')
	1 drive-in door (8'x10')
	26'4" & 22'10" clear height
	60' x 50' column spacing
RESTROOMS	2 restrooms in office & 3 in warehouse
UTILITIES	On site
ZONING	I-1 (light industrial)
YEAR BUILT	1975, renovations in 2004
SPRINKLER	Fully Sprinklered
FOR LEASE: \$6.95/SF NNN	



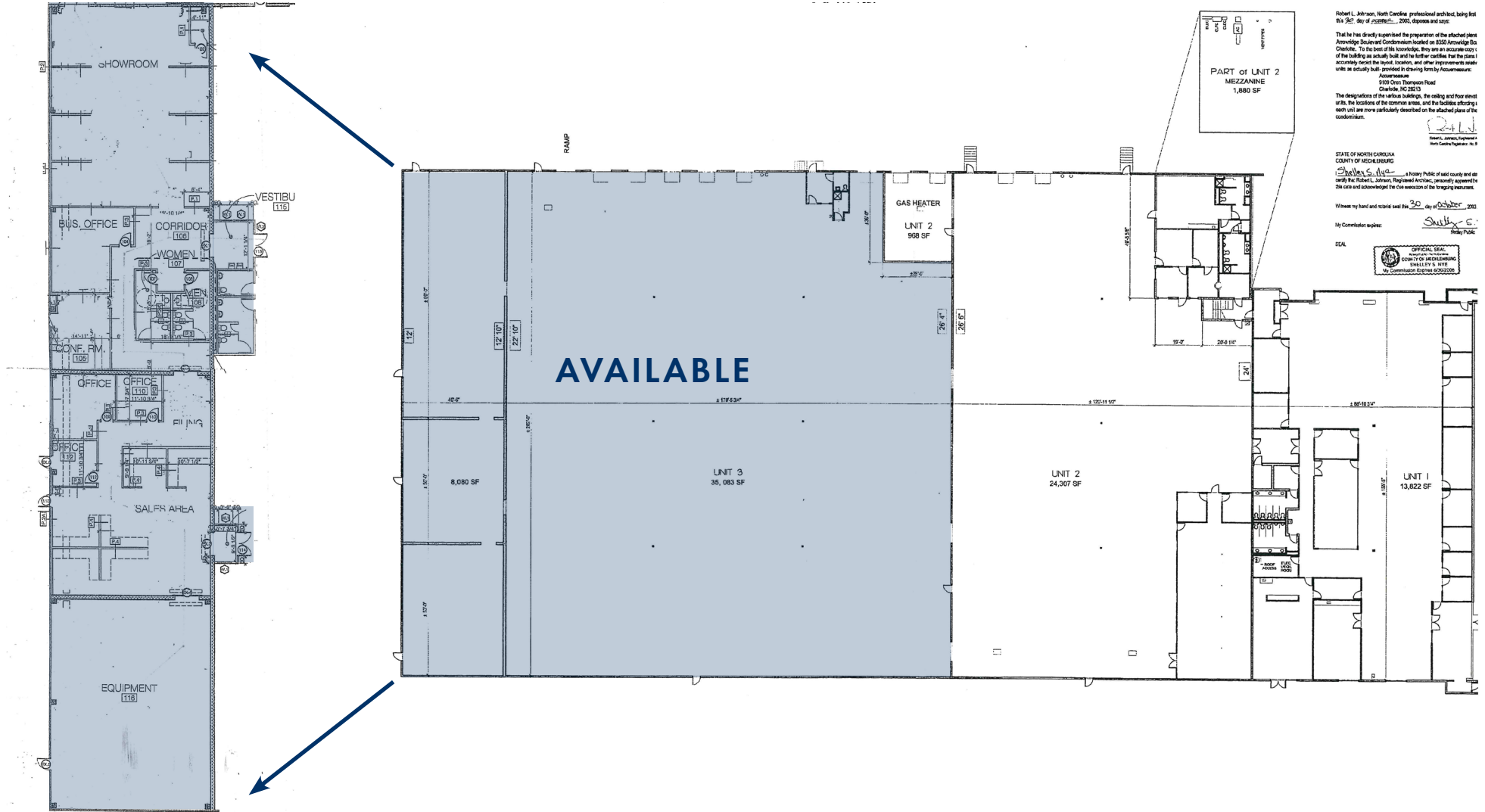
OFFICE PHOTOS

8350-C ARROWRIDGE BLVD | CHARLOTTE, NC 28273



FLOOR PLAN

8350-C ARROWRIDGE BLVD | CHARLOTTE, NC 28273



AERIAL

8350-C ARROWRIDGE BLVD | CHARLOTTE, NC 28273

