

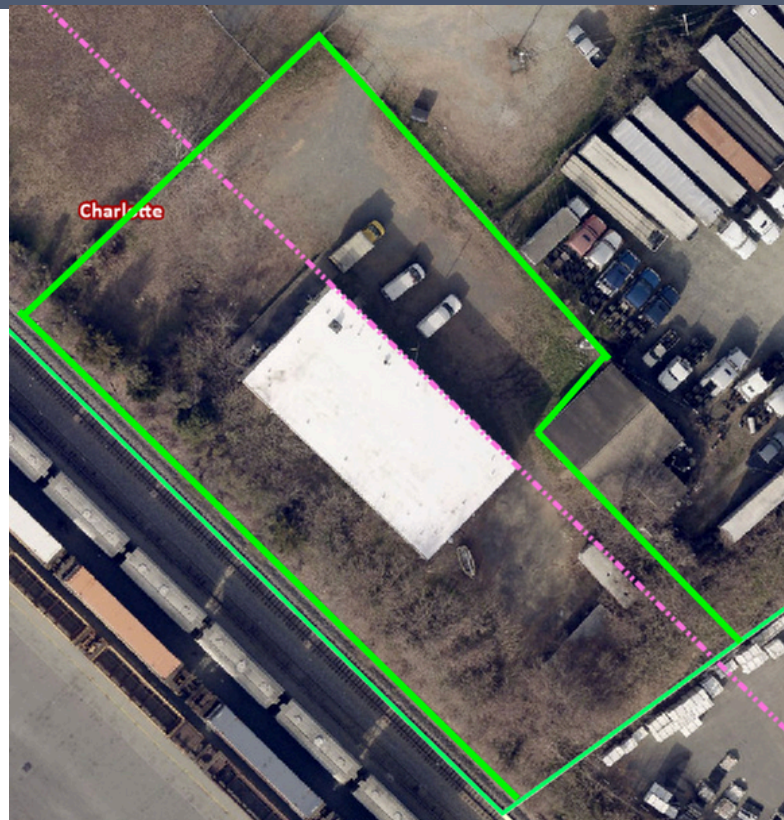


FOR LEASE

4903 ROZZELLES FERRY ROAD
CHARLOTTE, NC 28216

PROPERTY HIGHLIGHTS

- Zoning: ML-2 (Heavy Industrial)
- Land: ±0.8 Acres
- Fully fenced
- Outside storage available
- Building: ±5,000 SF
- 1 roll-up drive-in door
- 1 dock-high loading door
- Ideal for: Industrial, distribution, contractor, or service users

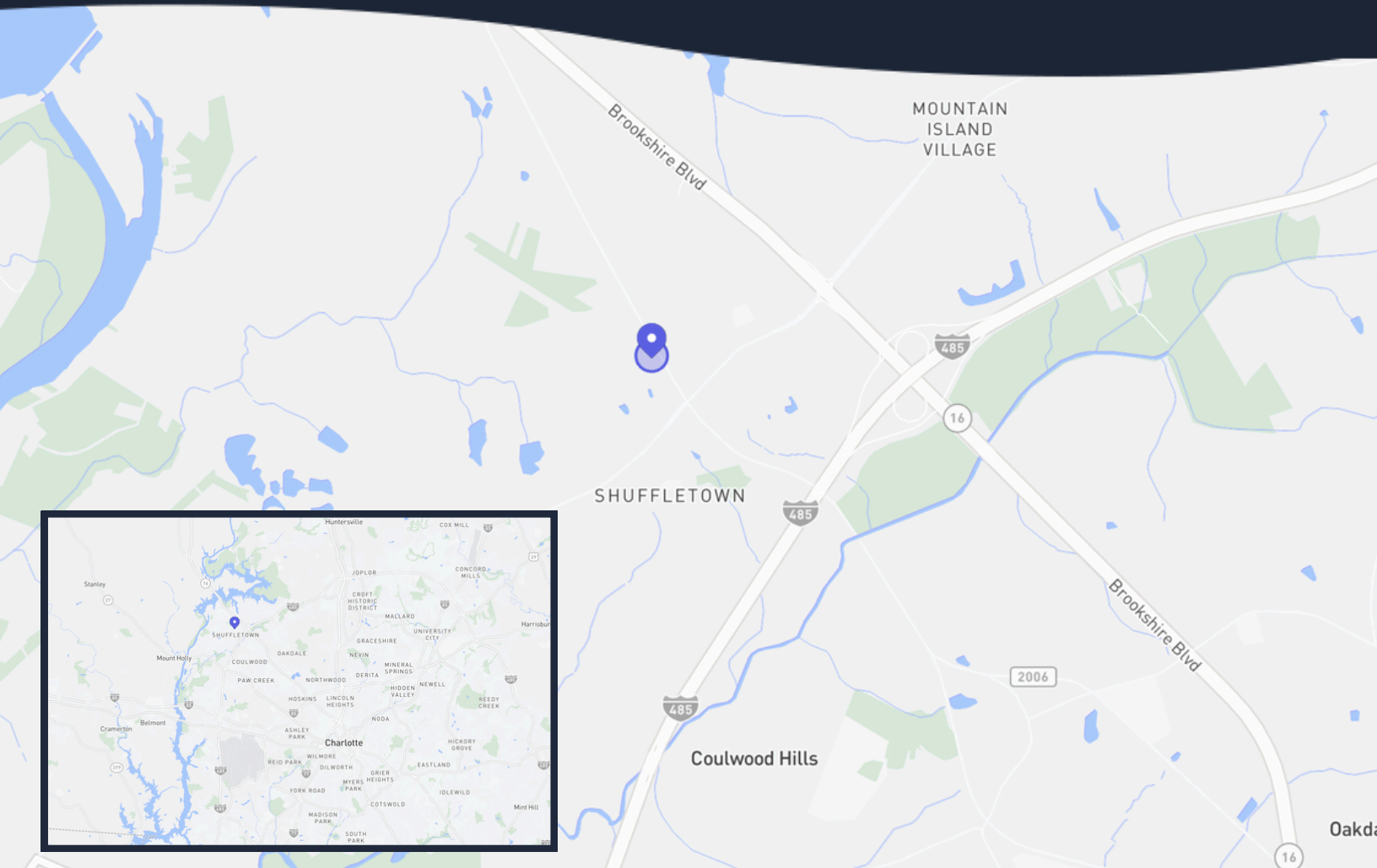


ANDREW PACE
APACE@LEGACYCRE.COM
704-999-4061



GREG GODLEY
GJGODLEY@LEGACYCRE.COM
704-904-2383





LOCATION HIGHLIGHTS

- Convenient West Charlotte location along Rozzelles Ferry Road within an established industrial corridor
- Easy access to major highways including I-85, I-77, and Brookshire Boulevard (NC-16) for regional connectivity
- Strong industrial area surrounded by compatible uses ideal for trucking, storage, and outdoor operations

CONTACT TODAY



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