



## FLEX SPACE | **FOR LEASE**

**7204 STINSON HARTIS ROAD, SUITE C | INDIAN TRAIL**

Highly functional flex space featuring both dock-high and drive-in doors, a fully built-out office, and clear-span warehouse with high ceilings. Excellent access to all areas of Charlotte thanks to its close proximity to I-485 and US 74.

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## PROPERTY INFORMATION

### SF\*

- ±10,000 SF Total
  - ±3,600 SF Office
  - ±6,400 SF Warehouse

**ZONING:** [L-I \(Light Industrial\)](#)

### FEATURES:

#### OFFICE

- ±900 SF Showroom
- 9 Offices
- 1 Conference room (±200 SF)
- 2 Bathrooms
- 1 Kitchen

#### WAREHOUSE

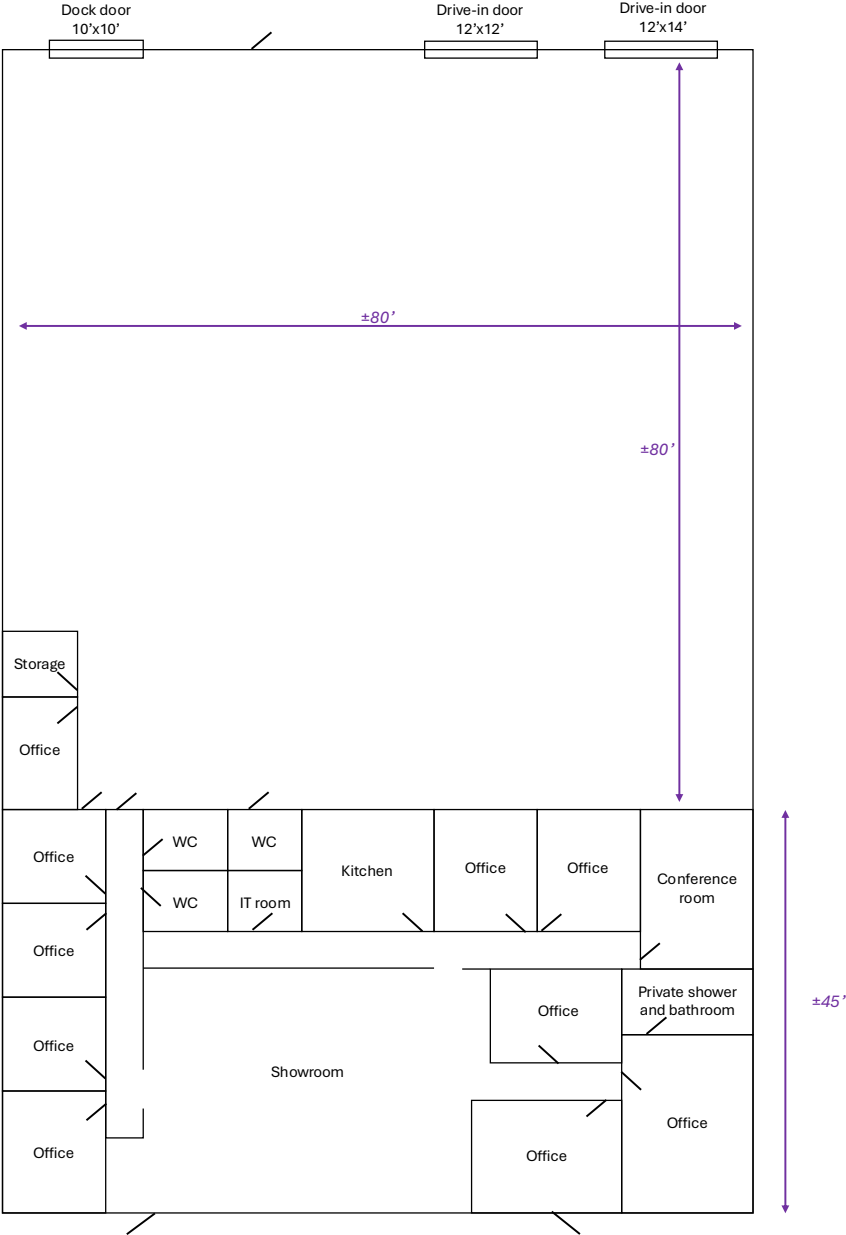
- Heated warehouse with ventilation
- 16' to 18' Clear height
- 2 Drive-in doors: 12'x14' and 12'x12'
- 1 Dock-high door: 10'x10'
- 1 Warehouse manager office
- 1 Bathroom

**AVAILABILITY:** Negotiable

**LEASE RATE:** \$15.50/SF NNN



FLOOR PLAN







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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.

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