



**COLONY**  
COMMERCIAL

**FOR  
LEASE**



**2,400 SF FLEX  
SPACE AVAILABLE**



## **PROPERTY DETAILS**

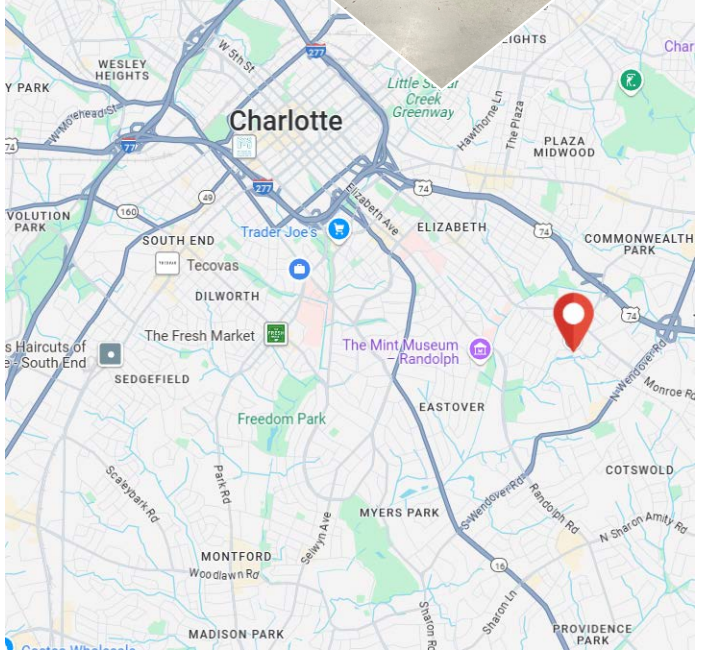
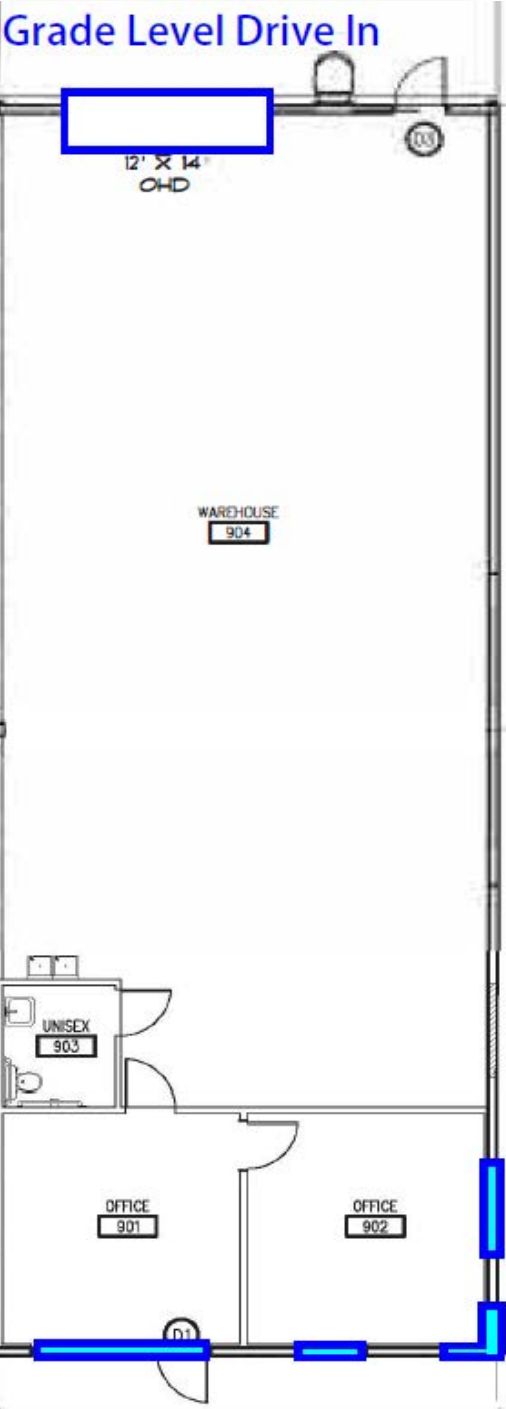
- 📍 *3605 Latrobe Dr. Charlotte, NC 28211*
- 📍 *+/-2,400 SF*
- 📍 *+/-490 SF Office*
- 📍 *+/-1,900 SF of Warehouse with 16' ceiling heights*

- 📍 *MI-1 Zoning*
- 📍 *12'x14' Drive in Door*
- 📍 *Located in central Charlotte near downtown, US-74, I-77 and I-85 and popular Southeast Charlotte neighborhoods.*

- 10 minutes to downtown
- 10 minutes to I-277
- 15 minutes to I-85
- 13 miles to Airport



## SPACE PLAN



### CONTACT US

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