



**North
Graham
Exchange**

**AVAILABLE FOR LEASE
Q4 2026 DELIVERY**



UP TO 112,145 SF OF CLASS-A INDUSTRIAL SPACE

4923 N Graham St, Charlotte, NC 28269

Henry Lobb, SIOR

Principal
+1 704 469 5964
henry.lobb@avisonyoung.com

Abby Rights

Senior Vice President
+1 704 413 0235
abby.rights@avisonyoung.com

Gray Gaines

Vice President
+1 704 413 0230
gray.gaines@avisonyoung.com

GRIFFIN
PARTNERS

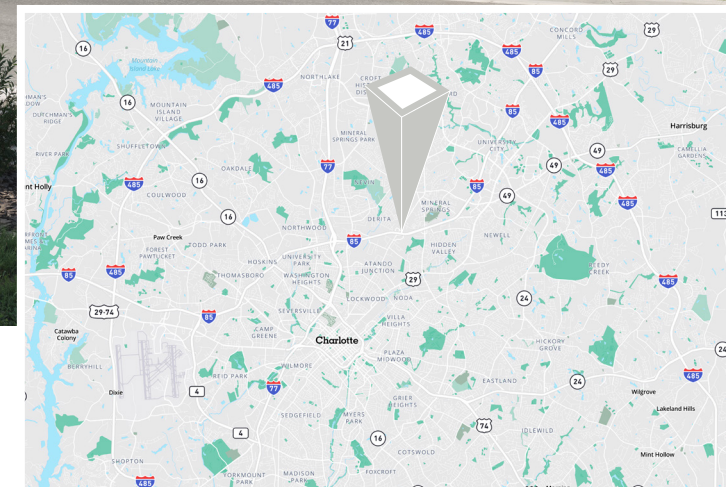
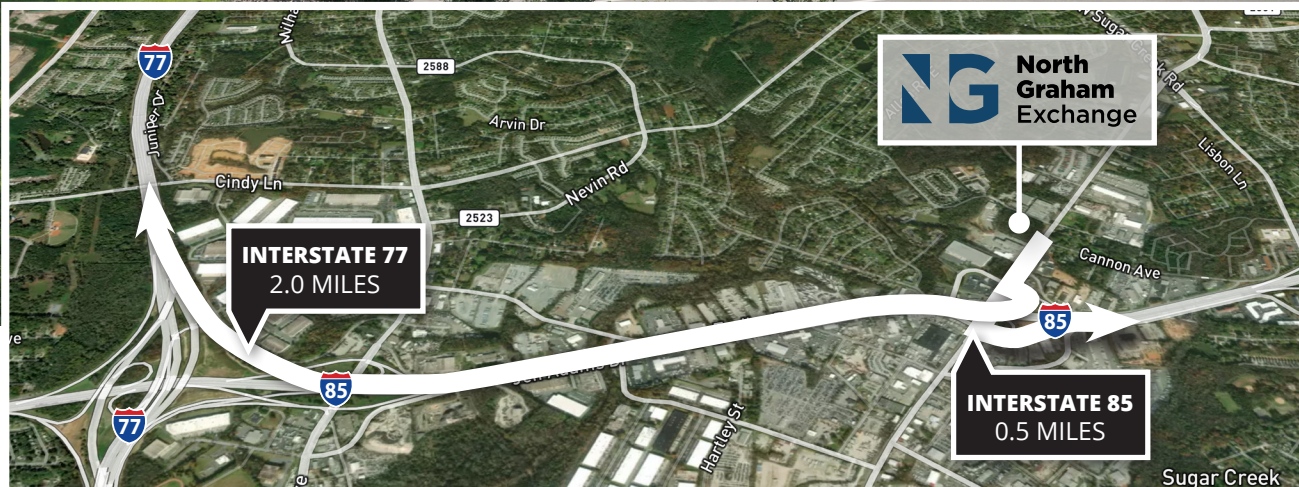
**AVISON
YOUNG**

PROPERTY OVERVIEW

North Graham Exchange delivers unmatched accessibility and connectivity, offering tenants a rare chance to secure Class A industrial space in one of Charlotte's most infill submarkets, with unparalleled access to I-85, I-77, and Uptown Charlotte. The building features modern industrial designs including 32' clear heights, ESFR sprinkler systems, and LED lighting.

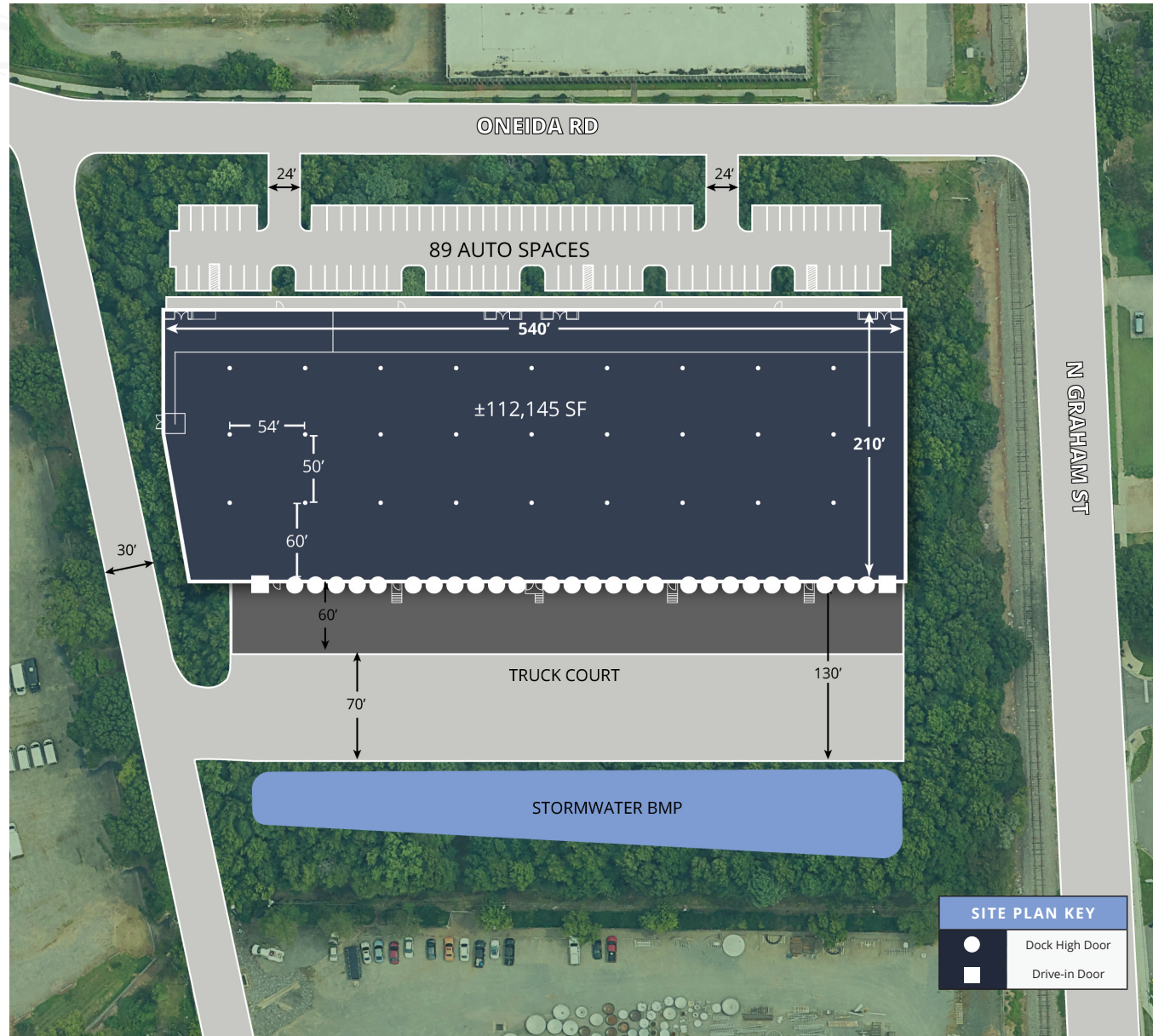
Multiple Storefronts Available

Offering flexible sizing options for a variety of warehouse and manufacturing users

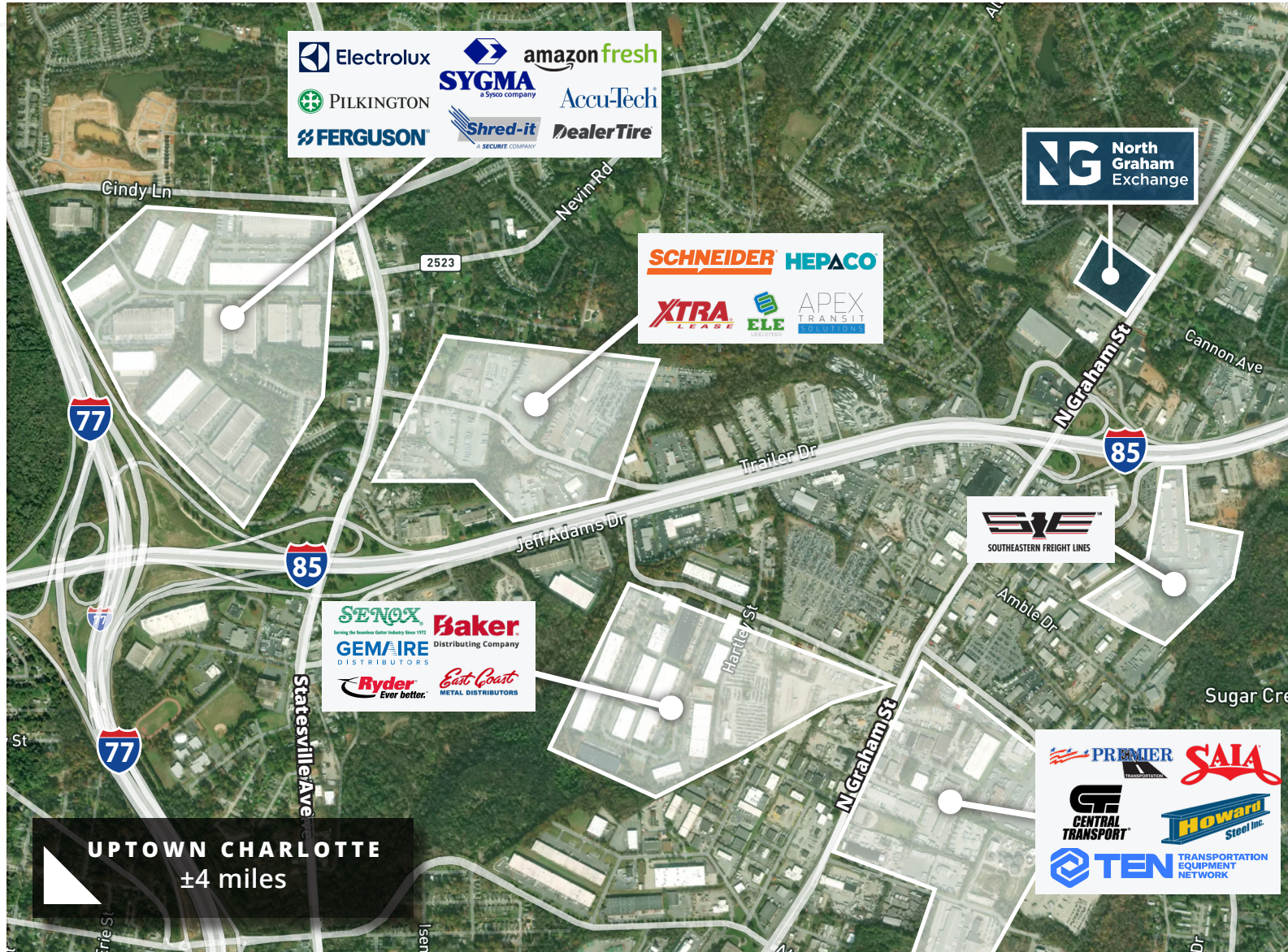


PROPERTY SPECIFICATIONS

Address:	4923 N Graham St Charlotte, NC 28269
County:	Mecklenburg
Parcel ID:	04519102
Acreage:	±8.3514 AC
Zoning:	ML-1
Building Size:	±112,145 SF
Office SF:	TBD
Clear Height:	32'
Building Dimensions:	540' x 210'
Column Spacing:	54' x 50' (60' speedbay)
Dock Doors:	26 (9' x 10')
Drive In Doors:	2
Sprinkler:	ESFR
Lighting:	30' candle LED
Power:	2,000 amps
Slab Construction:	7-inch unreinforced
Roof:	60-mil TPO w/ R20
Auto Parking:	89 spaces
Truck Court:	±130'
Available:	Q4 2026



LOCATION OVERVIEW



INTERSTATE 85
0.5 miles



INTERSTATE 77
2.0 miles



INTERSTATE 485
6.9 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
10.2 miles



If you would like more information on this offering, please get in touch.

LISTING TEAM

Henry Lobb, SIOR

Principal
+1 704 469 5964
henry.lobb@avisonyoung.com

Abby Rights

Senior Vice President
+1 704 413 0235
abby.rights@avisonyoung.com

Gray Gaines

Vice President
+1 704 413 0230
gray.gaines@avisonyoung.com

Visit us online
avisonyoung.com

© 2025 Avison Young - North Carolina, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

800 Gesco St, Suite 250, Charlotte, North Carolina 28208

**AVISON
YOUNG**