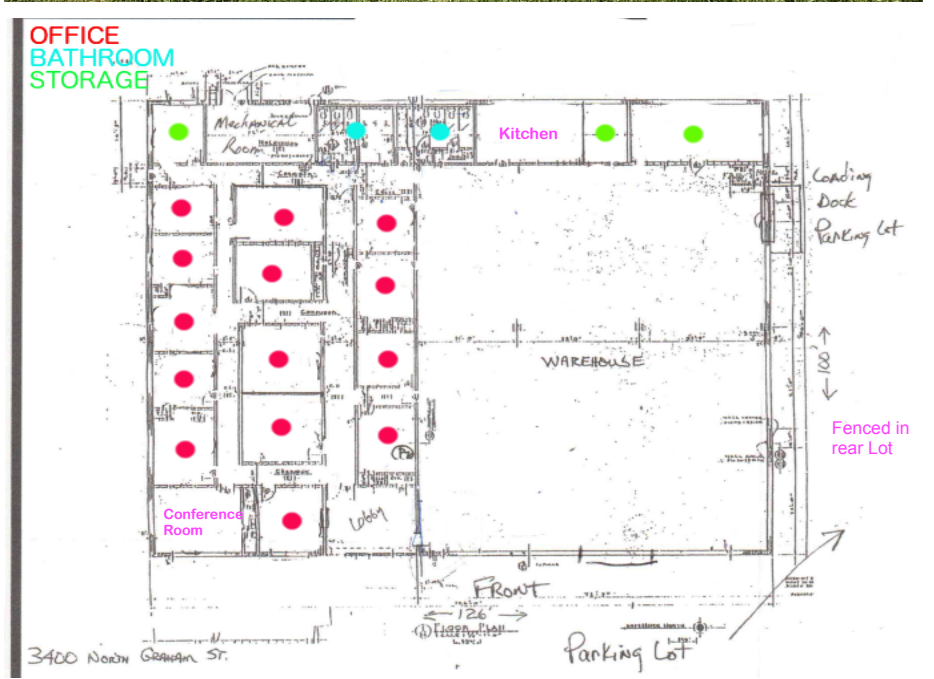
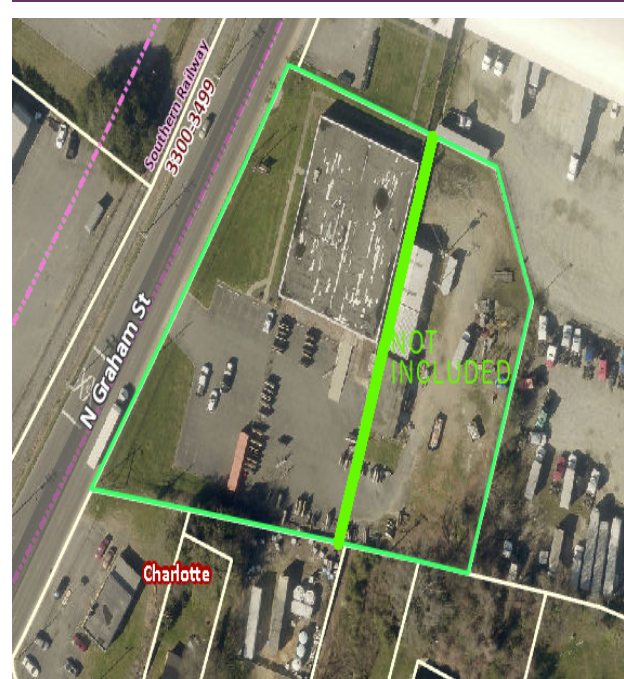


BUILDING FOR LEASE



3400 N GRAHAM ST. CHARLOTTE NC 28206

CONTACT US: Email Business311@outlook.com

Phone: 704-808-1479

ABOUT

Description:

Freestanding building on prime land with high volume of consumer traffic passing through. High flexibility for modifications to building. Site comes with very good connectivity.

Connectivity:

- Between 277 & I-85, close to I-77 ramp
- BIP Opportunity area
- Bus line access nearby
- Freight station 1.7m
- Variety of Industrial buildings all around for easy access
- 11 miles to Charlotte Douglas Airport
- 5 minutes to downtown Charlotte
- 20 minutes to Fort Mill, SC

Zoning:

- I-2

Available SF

- Total: 12,600 (additional 1,500 may be available)
- Office: 6,645
- Warehouse: 5955

Lot size:

- total: 55,188.SF (2.11 acres)
- Laydown Yard: 11,200.SF (1/4 acre)
- 20+ Parking Spots
- Loading dock ramp (additions available)

Lease rate: Negotiable