



FLEX SPACE

**FOR SALE
OR LEASE**

4690 POLO GATE BOULEVARD | CHARLOTTE

35,000 SF of extremely versatile, fully-conditioned space for sale or lease in close proximity to I-485.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

35,000 SF

FEATURES

- 32' Clear height
- Fully-conditioned
- 1 Roll up door 20' x 20'
- Private office space
- Excellent location with proximity to I-485
- Extremely versatile space
- Located approximately 11 miles from both the center of Charlotte and Charlotte Douglas International Airport
- Ample on-site parking for clients and employees, ensuring convenience for visitors
- Surrounded by a diverse mix of businesses

LIST PRICE

\$9,000,000

LEASE RATE

\$9/SF NNN

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MECA Commercial Real Estate

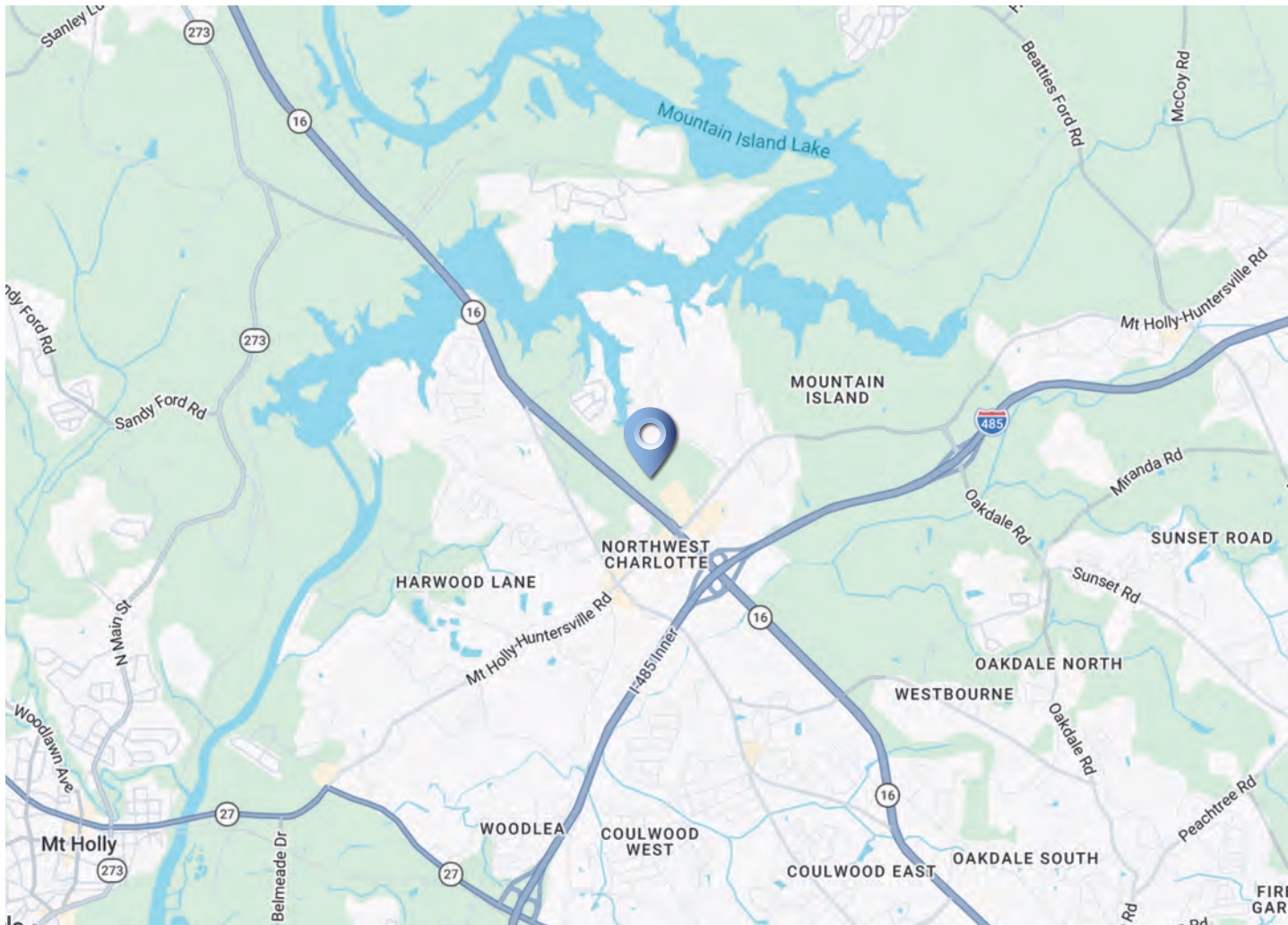
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



4690 POLO GATE BOULEVARD

Strategically positioned industrial building in Charlotte, NC, with close proximity to the airport. This property features shared warehouse space within MINUTES of Charlotte. Located in the heart of Charlotte, NC, this prime industrial site offers convenient access to a variety of dining options, including well-known establishments like Chick-fil-A and Outback Steakhouse. The property is strategically situated near prominent tourist attractions, including the Carolina Raptor Center, NASCAR Hall of Fame, and the Levine Museum of the New South. Ideal for businesses seeking a central and vibrant location in Charlotte, NC.

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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.