

645 PRESSLEY RD

CHARLOTTE, NC 28217



# Pressley Park



**UNDER NEW OWNERSHIP  
RENOVATIONS UNDERWAY**

**SUITE H: ±2,987 SF**  
WAREHOUSE SPACE FOR LEASE

**LEASING  
CONTACTS**

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**AVISON  
YOUNG**

# PRESSLEY PARK CHARLOTTE, NC 28217

## LIGHT INDUSTRIAL PARK

Pressley Park is a premier small-bay light industrial park located at 635, 645, and 655 Pressley Road in one of Charlotte's most sought-after infill submarkets. Comprised of three functional industrial buildings, the park is well suited for trades, contractors, light manufacturers, and service-oriented operators seeking efficient space in a highly accessible infill location. With flexible suite configurations, convenient loading, and a highly accessible location, Pressley Park offers a practical solution for businesses that need to remain close to customers, labor, and major transportation routes.

As small-bay industrial options become increasingly limited within Charlotte's infill submarket, Pressley Park offers a rare opportunity for tenants seeking proximity to Charlotte's core, without sacrificing regional connectivity. With immediate proximity to I-77 and minutes from Charlotte Douglas International Airport, I-85, and I-485, tenants benefit from true last-mile connectivity to the greater Charlotte metro and the broader Southeast.



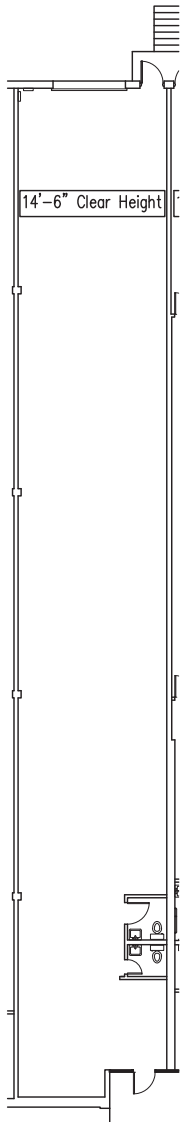
### PROPERTY OVERVIEW

<b>Address:</b>	635, 645, 655 Pressley Rd Charlotte, NC 28217
<b>County:</b>	Mecklenburg County
<b>Parcel ID:</b>	14529101
<b>Total SF:</b>	±120,492 SF across 3 buildings



\*Conceptual rendering

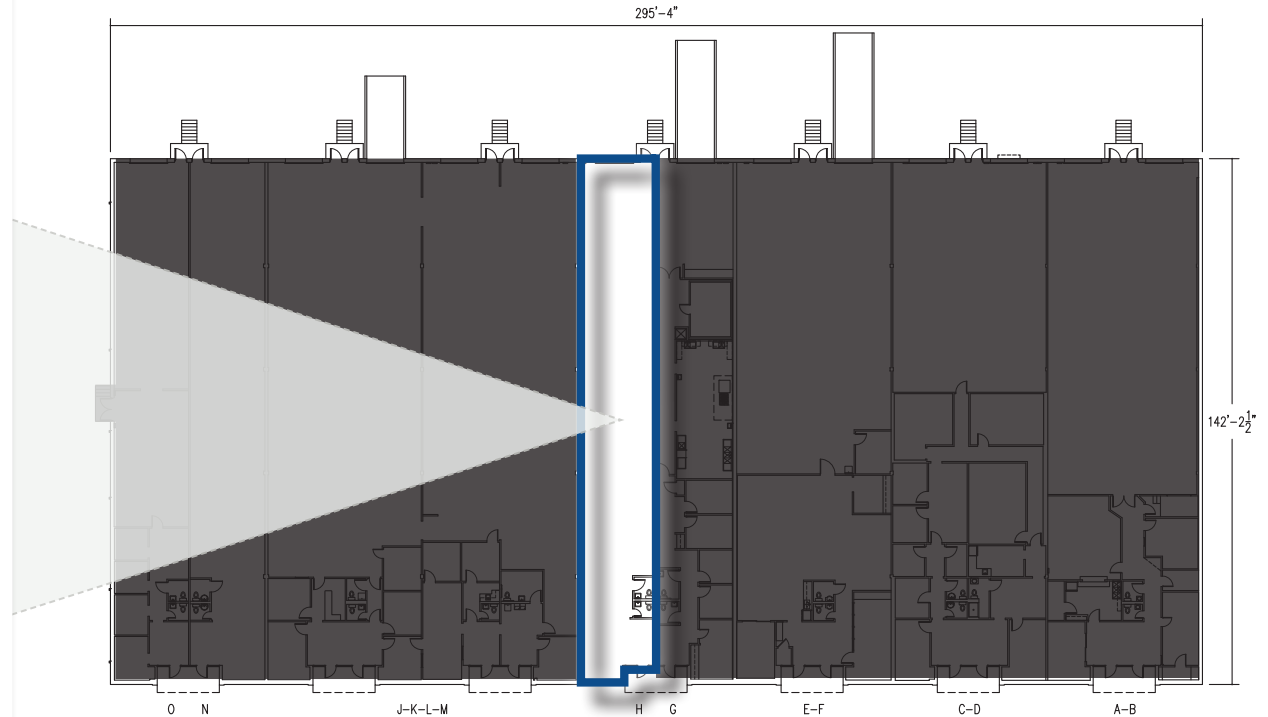
## SUITE H ±2,987 SF

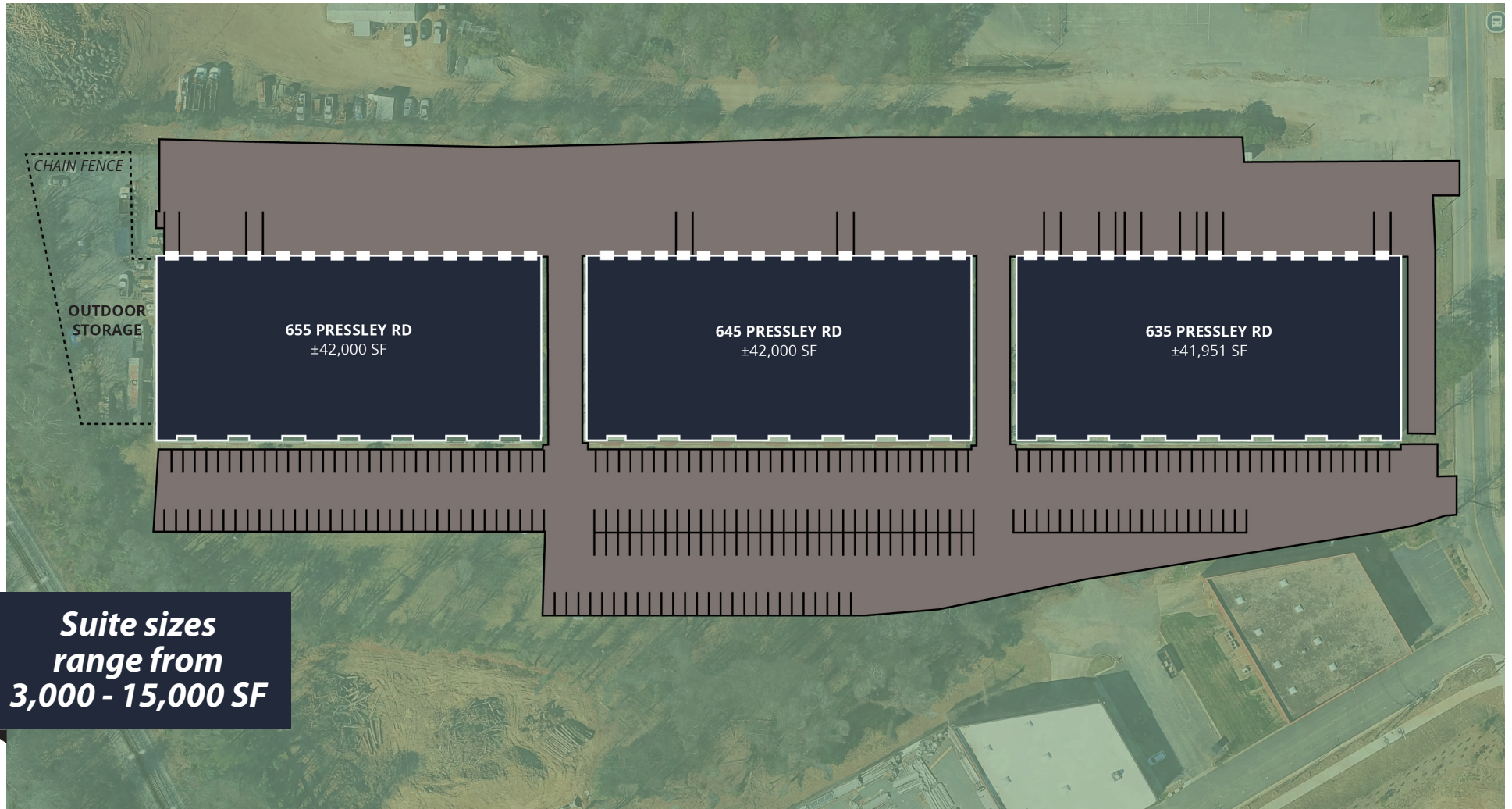


## SPACE SPECIFICATIONS

Available SF  
±2,987 SF

Dock High Doors  
One (1) 10'x10'





## PROPERTY SPECIFICATIONS

Property Size: ±9.16 Acres

Outside Storage: ±0.45 Acres

Parking Spaces: 250+

Zoning: ML-2

Clear Height: 16 ft

Parking Ratio: 2.1

# PRESSLEY PARK CHARLOTTE, NC 28217

## LOCATION OVERVIEW

Pressley Park is ideally located along Pressley Road in one of Charlotte's most active infill industrial submarkets. With direct access to Interstate 77 just 0.5 miles away, tenants benefit from immediate connectivity to I-485, I-85, and Billy Graham Parkway, putting the greater Charlotte metro and the broader Southeast within easy reach. The park's infill location places businesses close to Charlotte's core labor pool, making it a practical, well-connected home base for trades, contractors, and service-oriented operators.



**0.5 MILES**  
to Interstate 77



**3.5 MILES**  
to Interstate 277



**5.2 MILES**  
to Interstate 85



**5.2 MILES**  
to Interstate 485

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