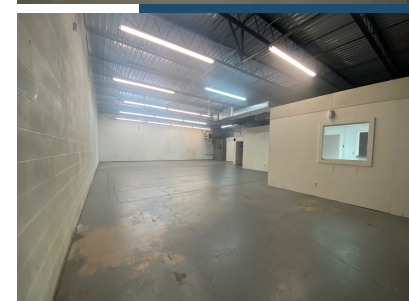


# FOR LEASE

627 Minuet Ln, Suite H, Charlotte, NC 28217



Photos from 2021

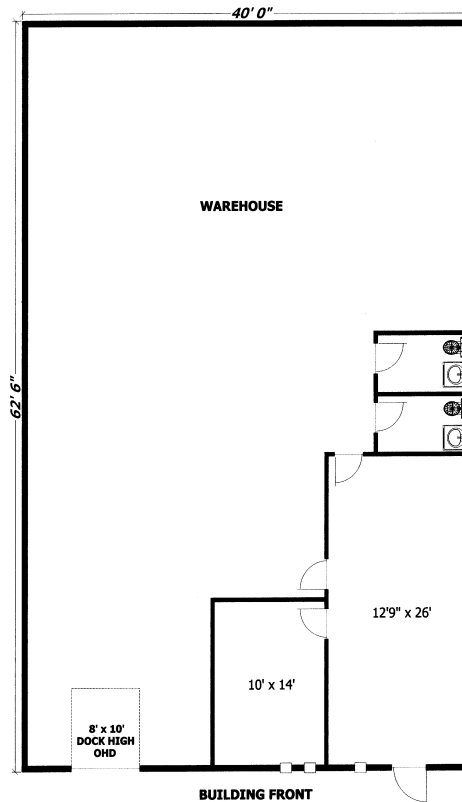


## LOCATION HIGHLIGHTS

- Excellent South Charlotte location off I-77 and Tyvola.
- Close to Airport, I-485 and I-85
- Light rail is within walking distance
- Near Retail, Restaurants, and Hotels

## BUILDING FEATURES

- Total 2,500 SF Office/Warehouse
- 575 SF Office includes reception area, one private office, and two restrooms.
- 1,925 SF warehouse w/ 12' Clearance
- 8'x10' Dock High Door
- Zoned I-2
- End Cap unit, 3 Parking Spaces



# FORD

REALTY COMPANY, INC.

For Information Contact: Andy Burch (704) 926-5328

628 Griffith Road, Charlotte, NC 28217

ABurch@FordRealtyNC.com (704) 332-1000 www.FordRealtyNC.com

# Space Plan

## Minuet Commercial Park

2,500 SF Total

575 SF Office

1,925 SF Warehouse

## 627-H Minuet Lane

BASE RENT \$2,708 / MO (\$13.00 psf)

Est. TI-CAM \$546 / MO (\$ 2.62 psf)

**Total \$3,254.00 / MO (\$15.62 psf)**

