



UNIT H, CHARLOTTE, NC 28213

# 1705 ORR INDUSTRIAL CT

+/- 4,503 SF OFFICE WAREHOUSE CONDO AVAILABLE FOR LEASE





**+/- 4,503 SF FLEX AVAILABLE**

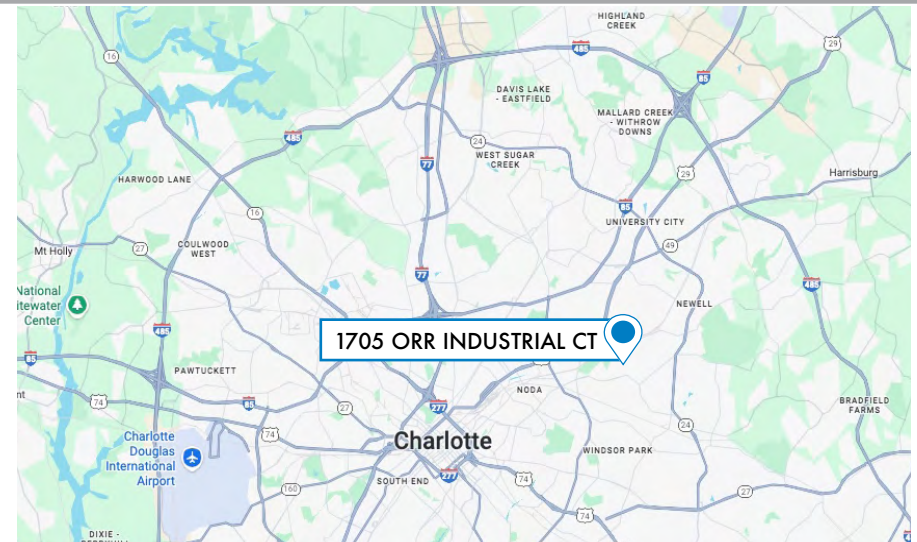
**1705 ORR INDUSTRIAL CT**

CHARLOTTE, NC



#### PROPERTY INFORMATION

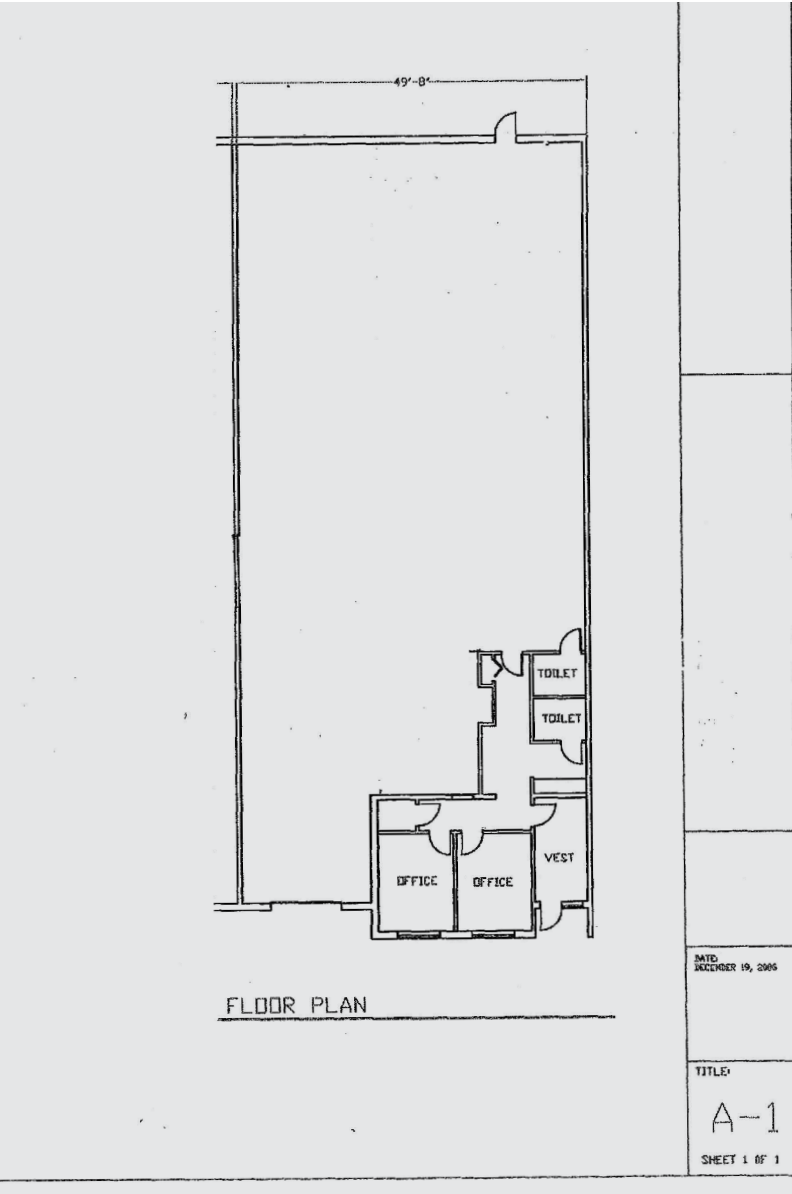
- +/- 4,503 SF with 1,369 SF of office available for lease in Northeast Charlotte
- **Lease Rate:** \$6,000 plus \$600 tax, insurance and POA fee
- **Tax ID:** 097-061-44
- **Features:** 14' ± clear-span ceilings & One 10' x 10' drive-in door
- Conveniently located within 5 minutes of major thruways including, Old Concord Rd (16,000 VPD), N Tryon St (35,000 VPD) and W Sugar Creek (25,000 VPD) and 10 minutes from I-85 & I-485
- Available March 1, 2026



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FLOOR PLAN



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BUILDING DETAILS

Finished Area	4,503 SF
Year Built	1998
Built Use/Style	Warehouse Condominium
Grade	Average
Heat	Forced Air - Not Ducted
Fuel	Gas
Foundation	Slab-Commercial
External Wall	Stucco, Hardcoat

Polaris Map – Mecklenburg County, North Carolina  
1705 Orr Industrial Ct. Suite H





## INTERIOR PHOTOS

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## AREA OVERVIEW

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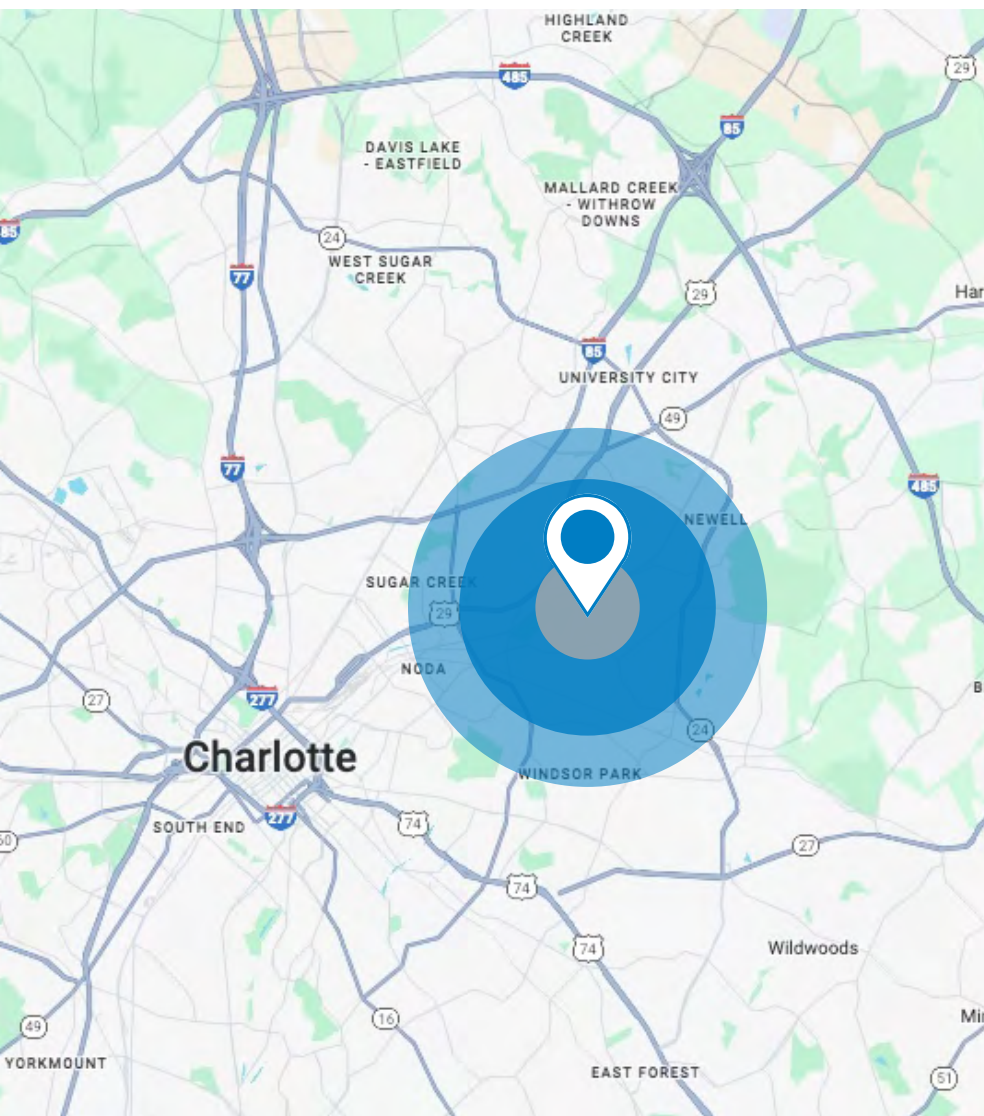


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 **ASCENT**  
REAL ESTATE PARTNERS



## DEMOGRAPHICS



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,628	93,398	255,200
Median Age	34	34	33
Businesses	339	3,553	10,408
Employees	3,578	29,282	95,172

