



UNIT H, CHARLOTTE, NC 28213

# 1705 ORR INDUSTRIAL CT

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+/- 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



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INTERIOR PHOTOS

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## AREA OVERVIEW

1705 ORR INDUSTRIAL CT, CHARLOTTE, NC

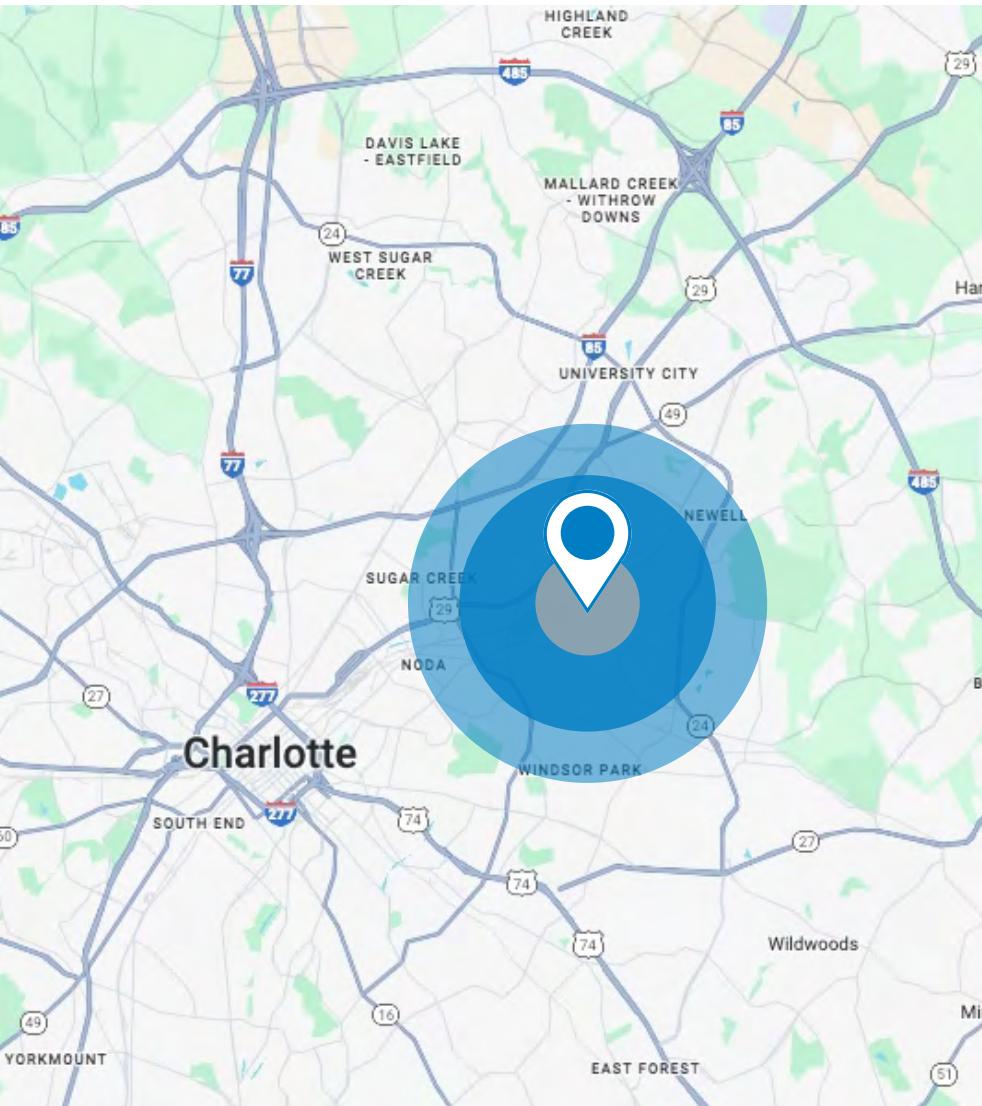
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## DEMOGRAPHICS



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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



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