



**FLEX, INDUSTRIAL, OFFICE
AND/OR RETAIL SPACE**

FOR LEASE

2114 NORTH GRAHAM STREET | CHARLOTTE

2114 N.Graham is located across from Camp North END in a rapidly changing corridor. Ideal for Flex/Industrial users, yet has the ability for conversion to Office/Retail. Large lot (.52 acres) on corner of N.Graham and W. 24th. Additional access easement off W. 24th Street.

ZACH DANIEL, CCIM

c 704 560 1192

zdaniel@mecacommercial.com

KEVIN MITCHELL

c 704 317 9245

kmitchell@mecacommercial.com



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PROPERTY INFORMATION

SF*
4,703 SF

ACREAGE*
0.52 Acres

PARCEL ID
07909944

ZONING
ML-2 & NI-C

FEATURES

- 2 Drive in doors (10' x 12')
- 11' Ceiling height
- 750± SF office
- Fenced outside storage
- Across from Camp North END
- Easement for access of W. 24th S.t

LEASE RATE

\$13/SF plus NNN (As-Is deal)

Note: Rate subject to change based on use/TIA

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MECA Commercial Real Estate

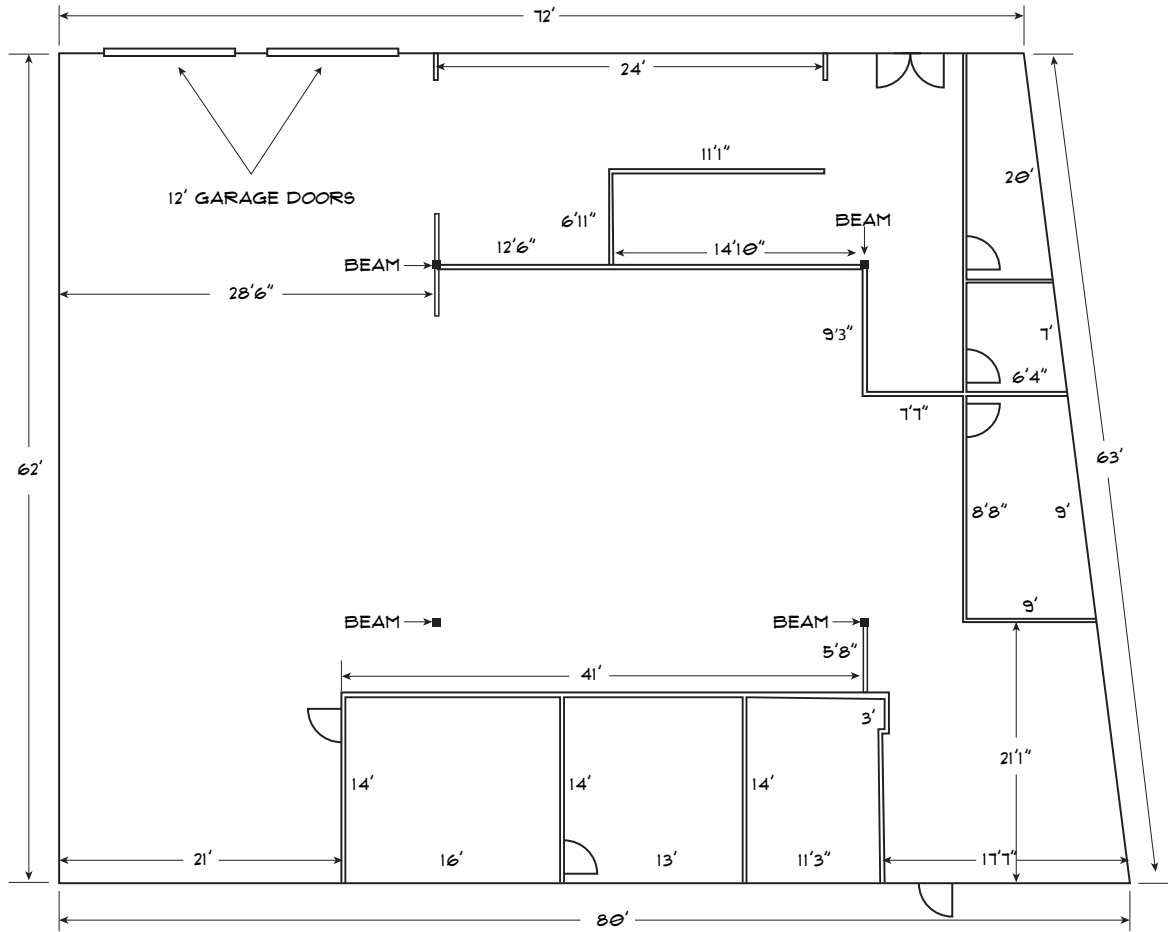
2216 Monument Street

Charlotte, NC 28208

704 971 2000



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FLOOR PLAN NOT TO SCALE

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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.



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