

SHOP/MAINTENANCE FACILITY

FOR LEASE | ±8,980 SF | ±4 ACRES USABLE



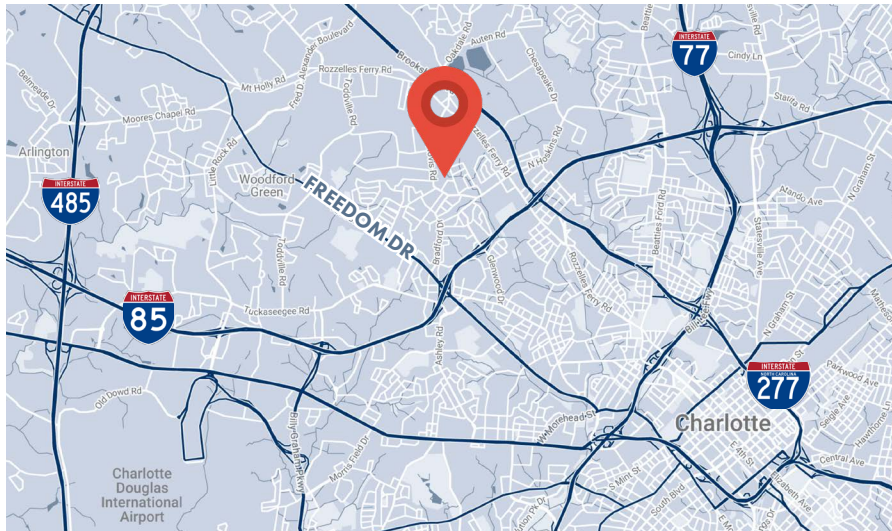
4830 HOVIS RD, CHARLOTTE, NC 28208

LESTER E. OSBORN, CCIM, SIOR
704.375.1131 or 704.519.6846
losborn@piedmontproperties.com

A. SCOTT HENSLEY, CCIM, SIOR
704.375.1164
shensley@piedmontproperties.com

PROPERTY HIGHLIGHTS

4830 HOVIS RD | CHARLOTTE, NC 28208



±8,980 SF total office/shop/parts storage
±4,380 SF 60x73 covered area (room for 3 bays)
±1,449 SF 23x63 drive thru bay
±3,151 SF warehouse/office
±966 SF second story office

SQUARE FOOTAGE

ACREAGE ±8.51 acres (±4 usable acres)

ZONING Zoned ML-1, ML-2, & N2-B

TAX ID #s 06310127, 06310124, & 06310125

FOR LEASE: \$24,950/MO

AVAILABLE JANUARY 1, 2025

**Cell tower not part of offering*



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FLOOR PLAN

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ZONING MAP

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ML-1 Manufacturing and Logistics Zoning District

The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

ML-2 Manufacturing and Logistics Zoning District

The ML-2 Manufacturing and Logistics Zoning District is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.