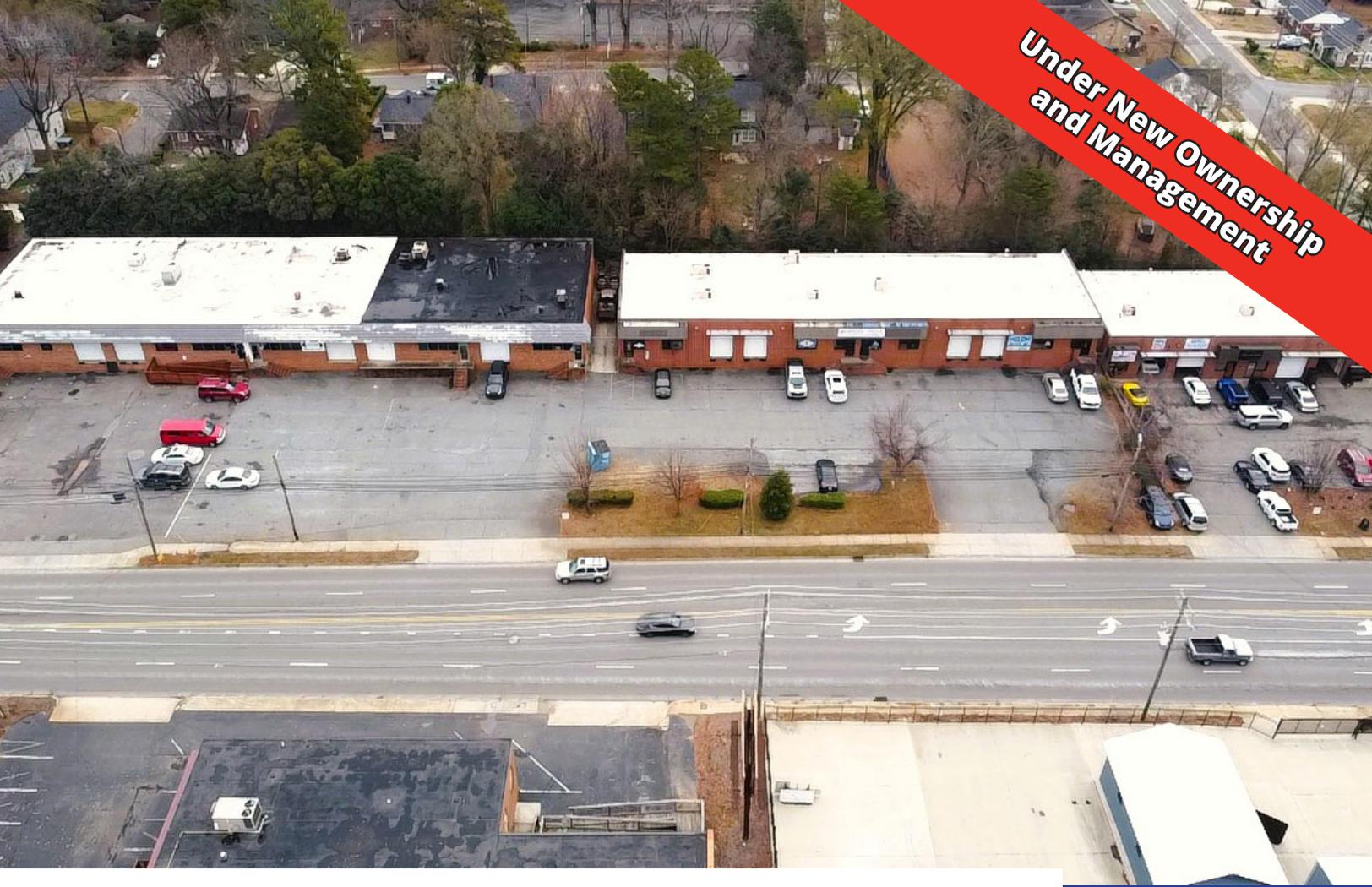


**Under New Ownership
and Management**



±2,571 - ±27,161 SF INDUSTRIAL/FLEX FOR LEASE

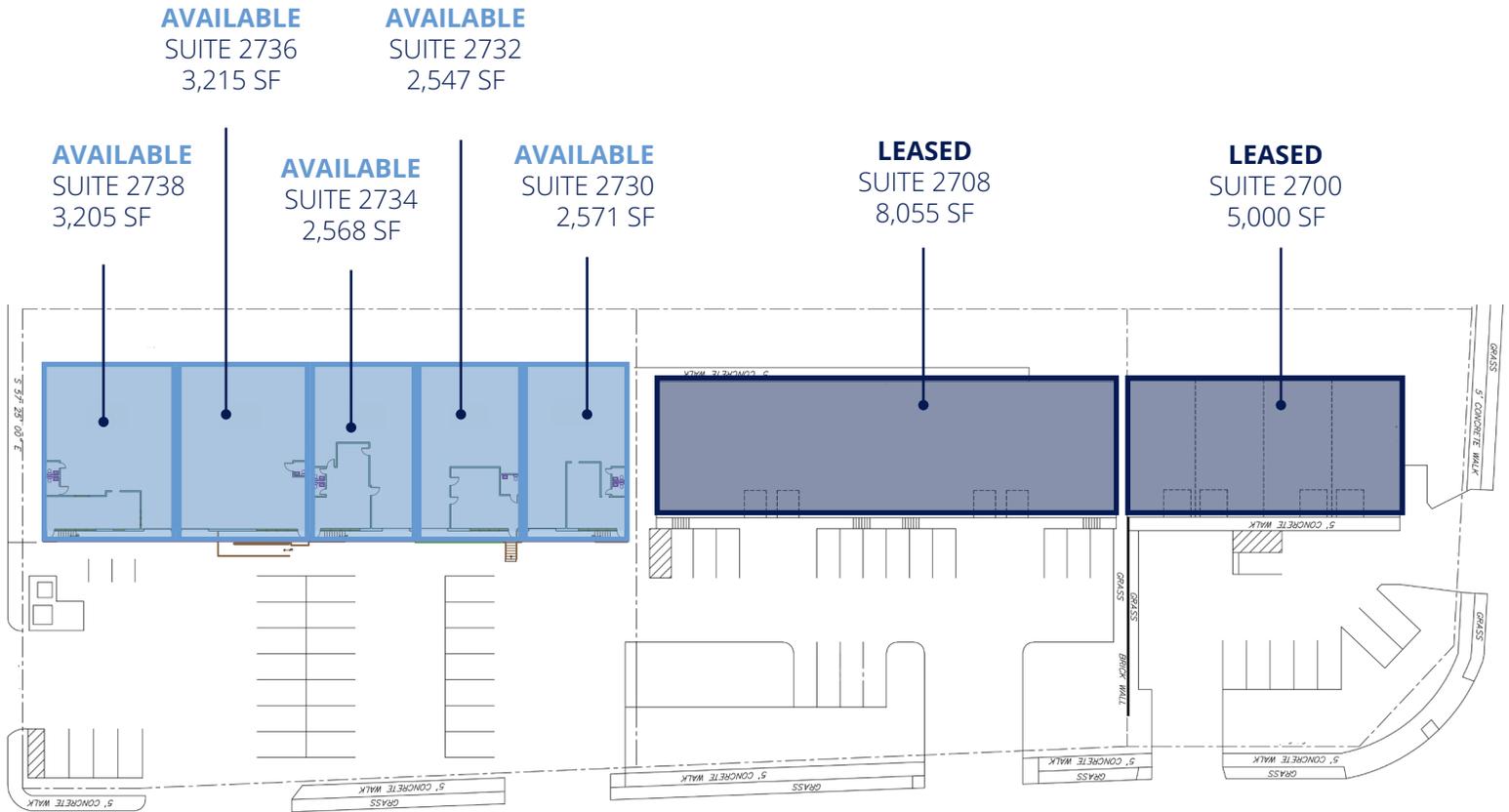
2700 - 2738 N GRAHAM ST
CHARLOTTE, NC 28227

Greg Gosselin
+1 336 408 9726
greg.gosselin@colliers.com

Adam Farber, SIOR
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SITE PLAN

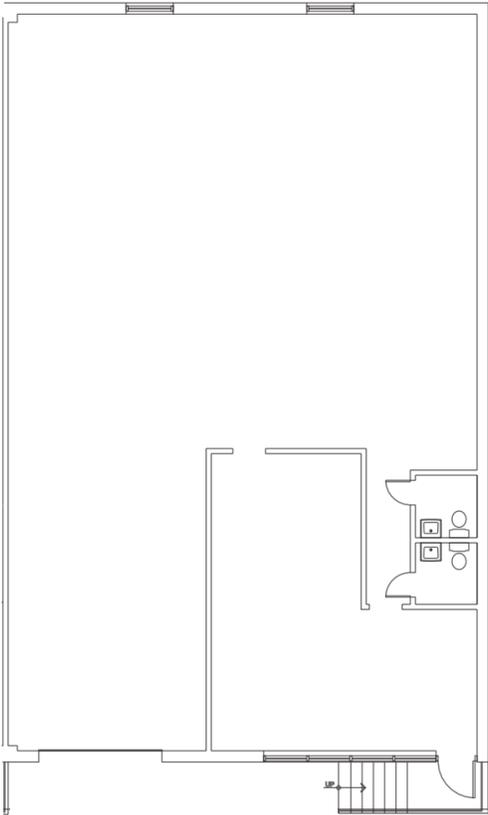


PROPERTY SPECS

Address	2700 - 2738 N Graham St
Parcel Number	08504202, 08504203, 08504205
Zoning	Light Industrial (ML-1) Flexible zoning accomodating a wide variety of uses
Total Building SF	± 27,161 SF
Loading	Dock High and Drive In Available
Total Buildings	3
Building Capital Improvements	Updated Parking Lot Updated Trash Corrals Updated Roof & Facade Fresh Paint Fresh Rent Ready Spaces
*pending - not pictured	
Price	Call For Details



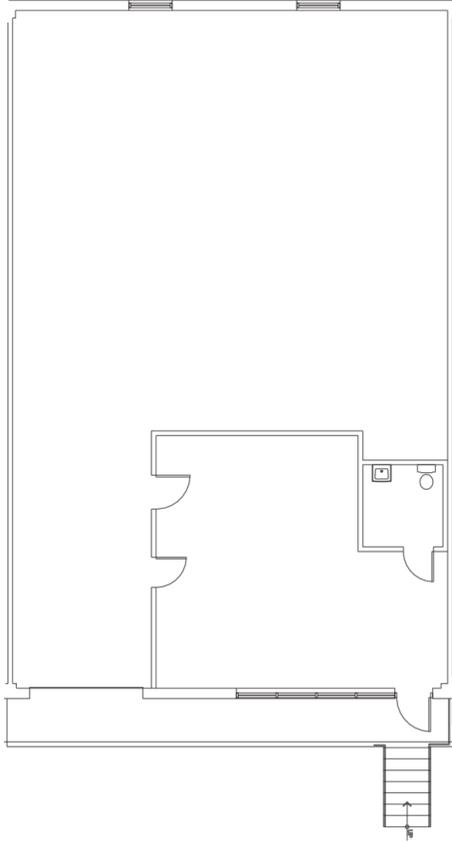
SUITE 2730 | 2,571 SF



SUITE SPECS

Suite:	2730
Total SF:	± 2,571 SF
Office:	± 400 SF
Loading Dock:	10' x 10' Dock High
Availability:	Immediately

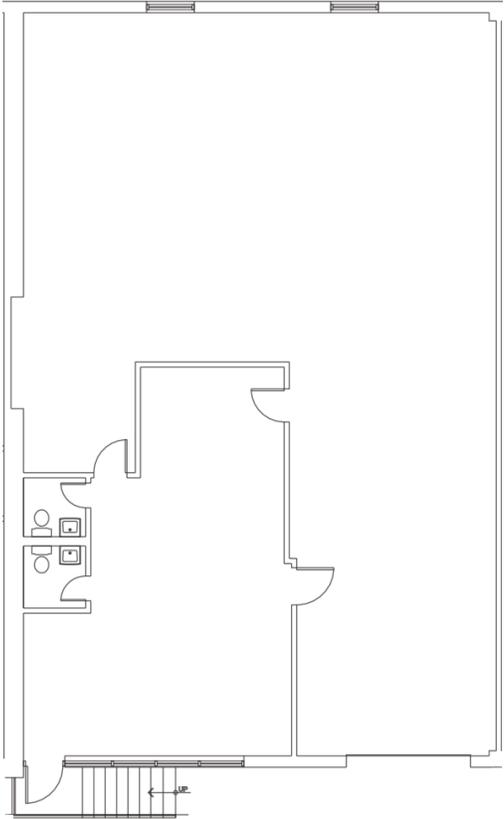
SUITE 2732 | 2,547 SF



SUITE SPECS

Suite:	2732
Total SF:	± 2,547 SF
Office:	± 400 SF
Loading Dock:	10' x 10' Dock High
Availability:	Immediately

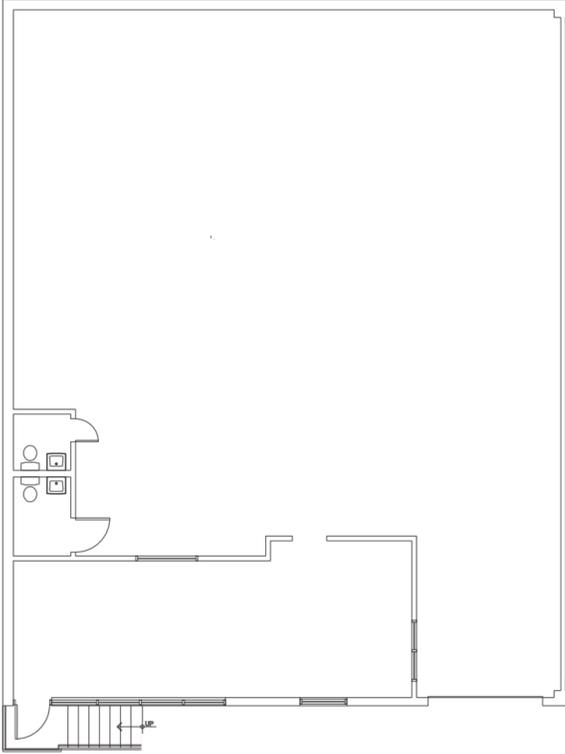
SUITE 2734 | 2,568 SF



SUITE SPECS

Suite:	2734
Total SF:	± 2,568 SF
Office:	± 400 SF
Loading Dock:	10' x 10' Dock High
Availability:	Immediately

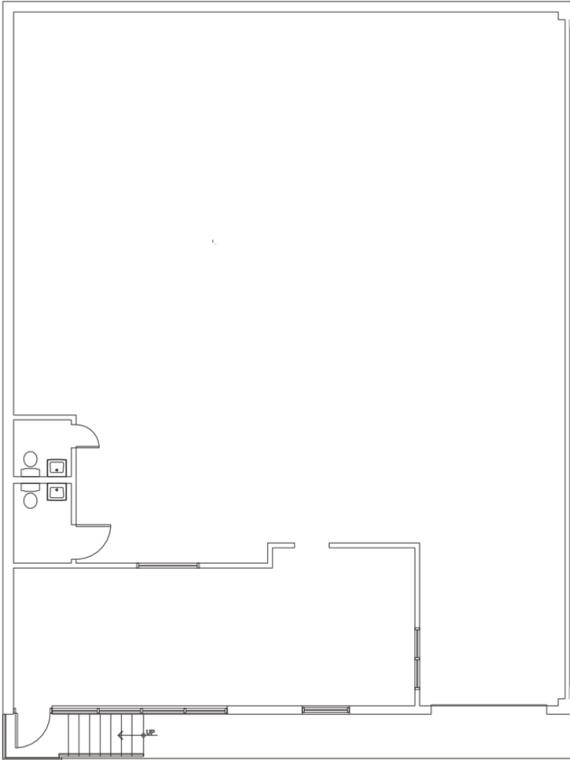
SUITE 2736 | 3,215 SF



SUITE SPECS

Suite:	2736
Total SF:	± 3,215 SF
Office:	± 500 SF
Loading Dock:	10' x 10' Dock High
Availability:	Immediately

SUITE 2738 | 3,205 SF

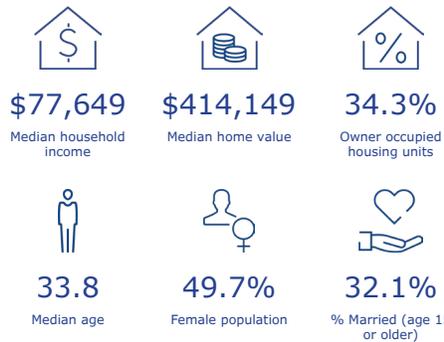


SUITE SPECS

Suite:	2738
Total SF:	± 3,205 SF
Office:	± 500 SF
Loading Dock:	10' x 10' Dock High
Availability:	Immediately

Market Overview

Household & population characteristics



Annual lifestyle spending



Households & population



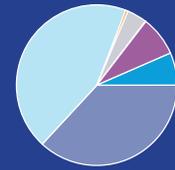
Education



Annual household spending



Race

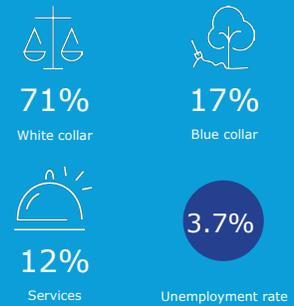


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

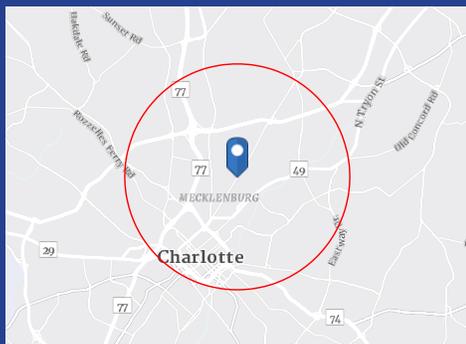
Business



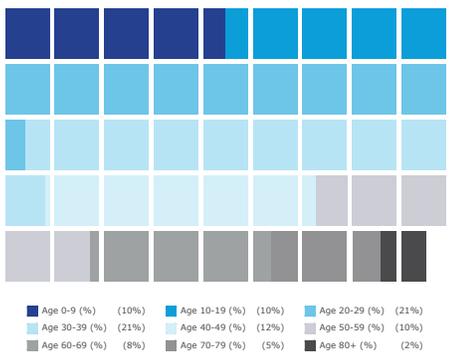
Employment



Demographics



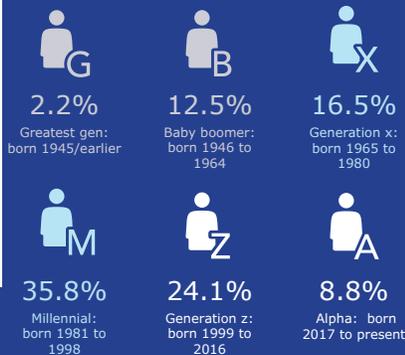
Population by age



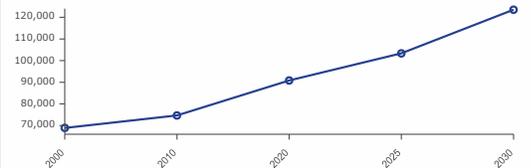
Mortgage indicators



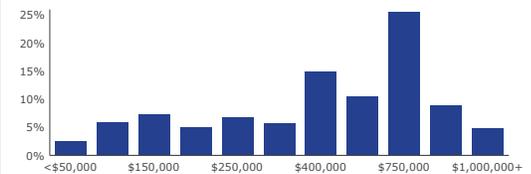
Population by generation



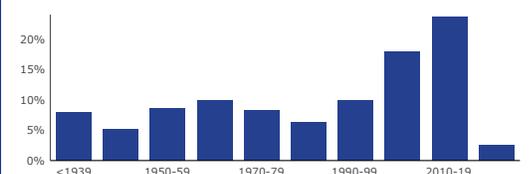
Historical trends: population

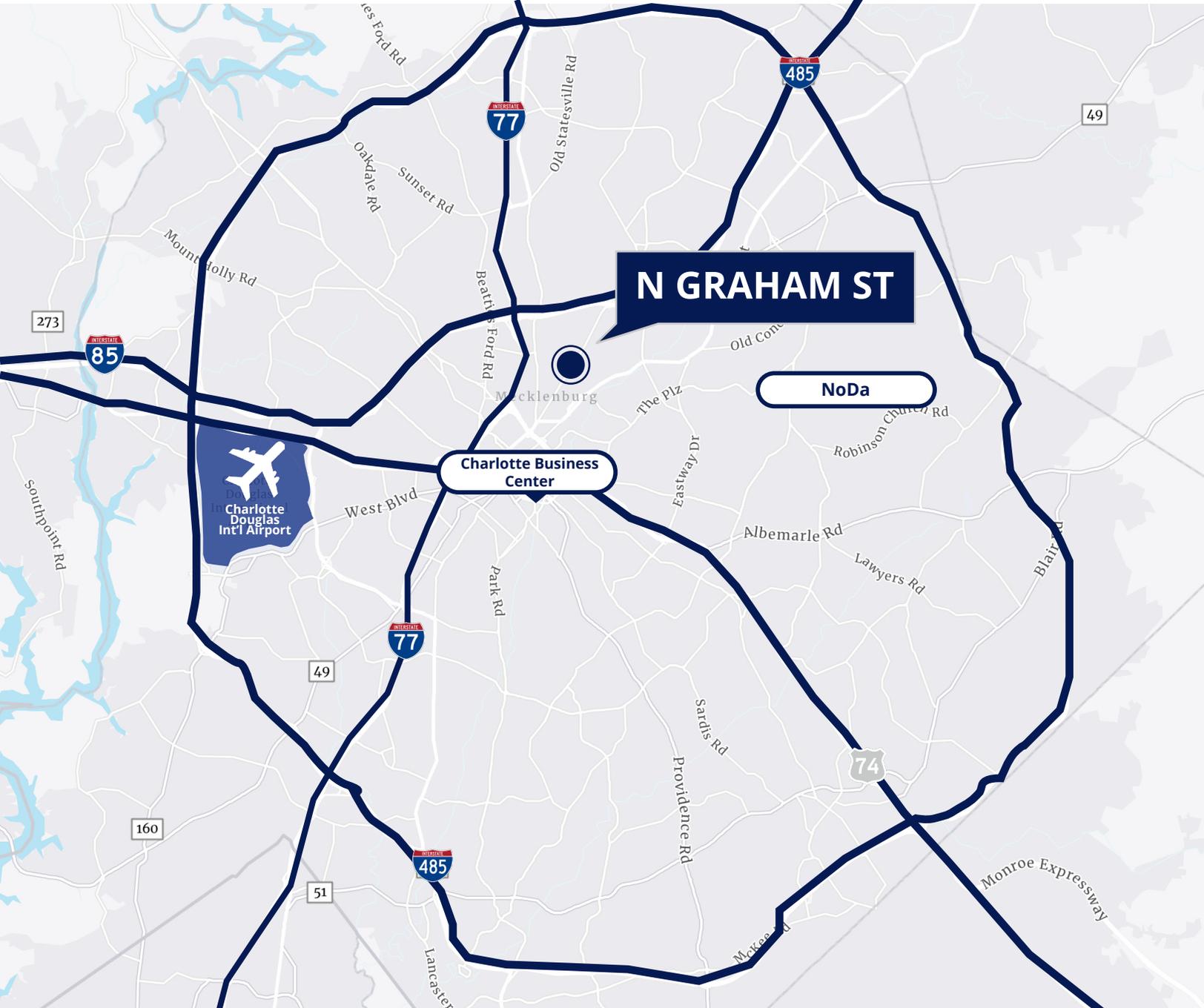


Home value



Housing: year built





<2 Miles to I-77 via
Atando Ave



< 9 Miles to I-485 via
I-85



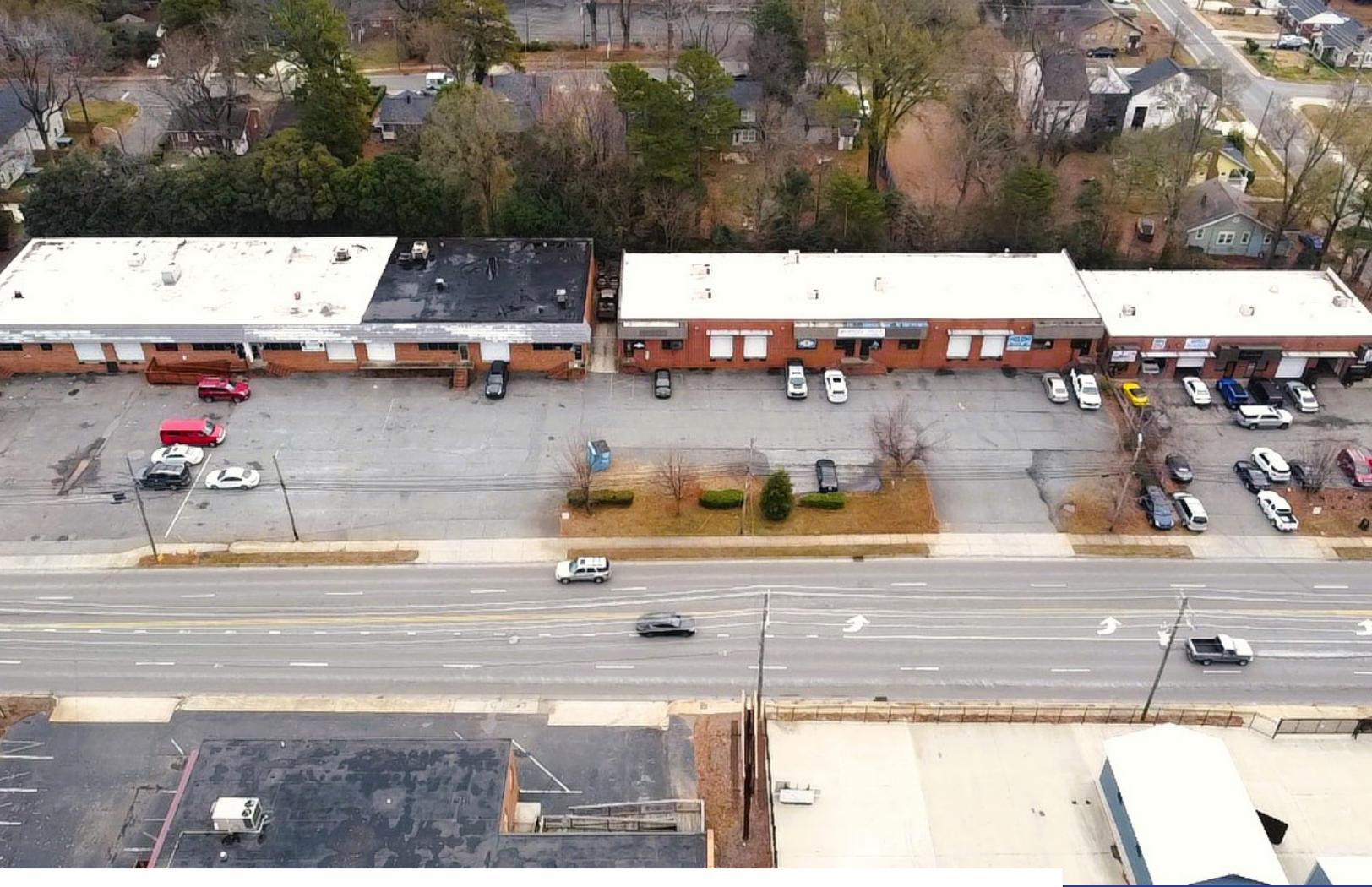
<2 Miles to I-85 via
N Graham Rd



2 Miles to Charlotte
Center City



12 Miles to Charlotte
Douglas Int'l Airport



INDUSTRIAL/FLEX FOR LEASE

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