



4504 Morris Park Dr

Suites 100-103 | Mint Hill, NC, 28227



Available for Lease

+/- 18,200 SF Industrial Building

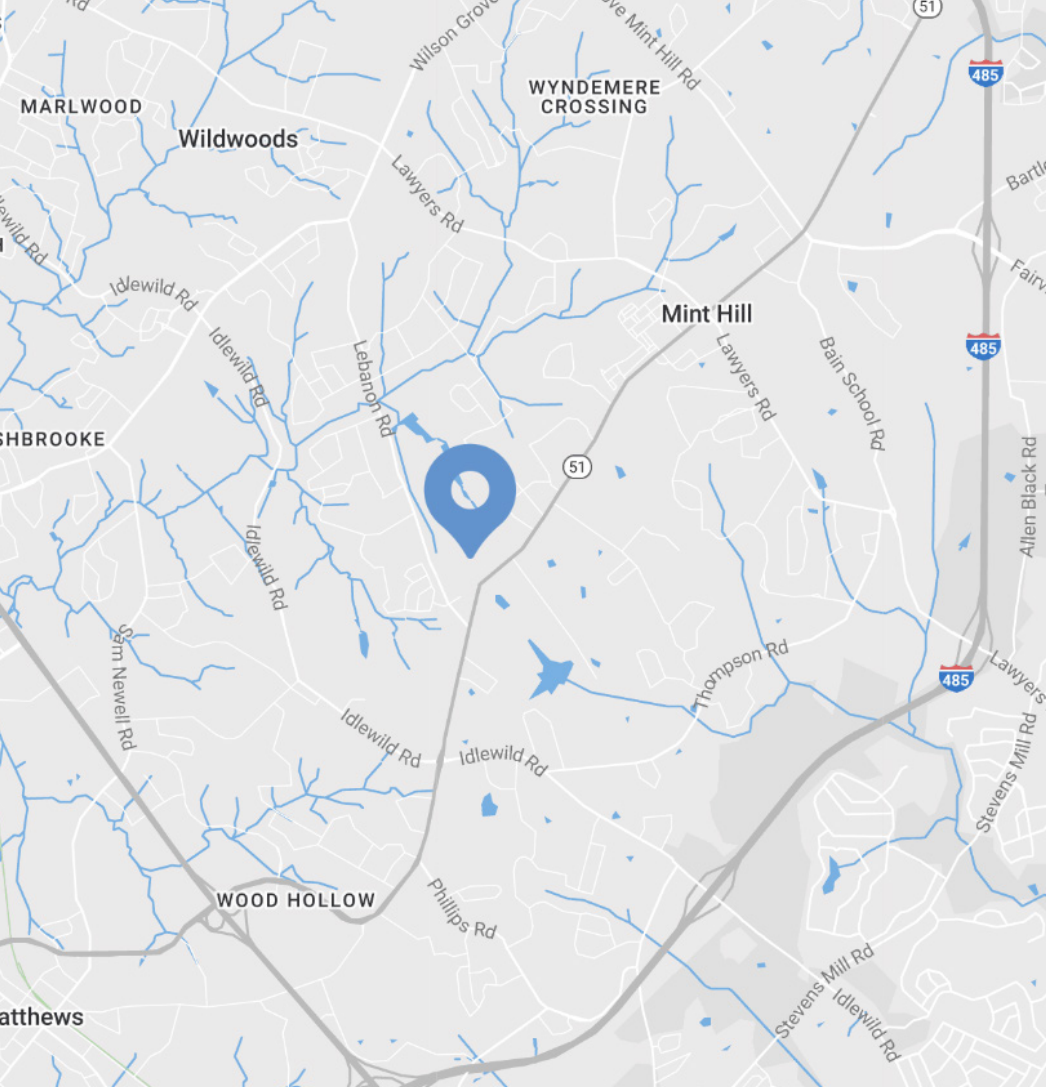
Property Overview

4504 Morris Park Dr Available for Lease

Four new construction flex spaces near downtown Mint Hill. Multiple spaces can be combined into individual units. Each space includes 1,995 SF of heated warehouse with 18’ x 12’ drive-in doors, 1,668 SF of ground floor office, and an additional 887 SF of mezzanine office. Spaces will be delivered in turnkey condition.

Property Details

Address	4504 Morris Park Dr, Suites 100, 101, 102, and 103 Charlotte, NC, 28227
Availability	+/- 18,200 SF Available for Lease
Acreage	+/- 4.0 AC
Use	Industrial
Zoning	B-D (CD)
Parcel	13530104
Traffic Counts	Matthews-Mint Hill Road 19,500 VPD Lebanon Rd 7,800 VPD
Lease Rate	\$20/SF MG



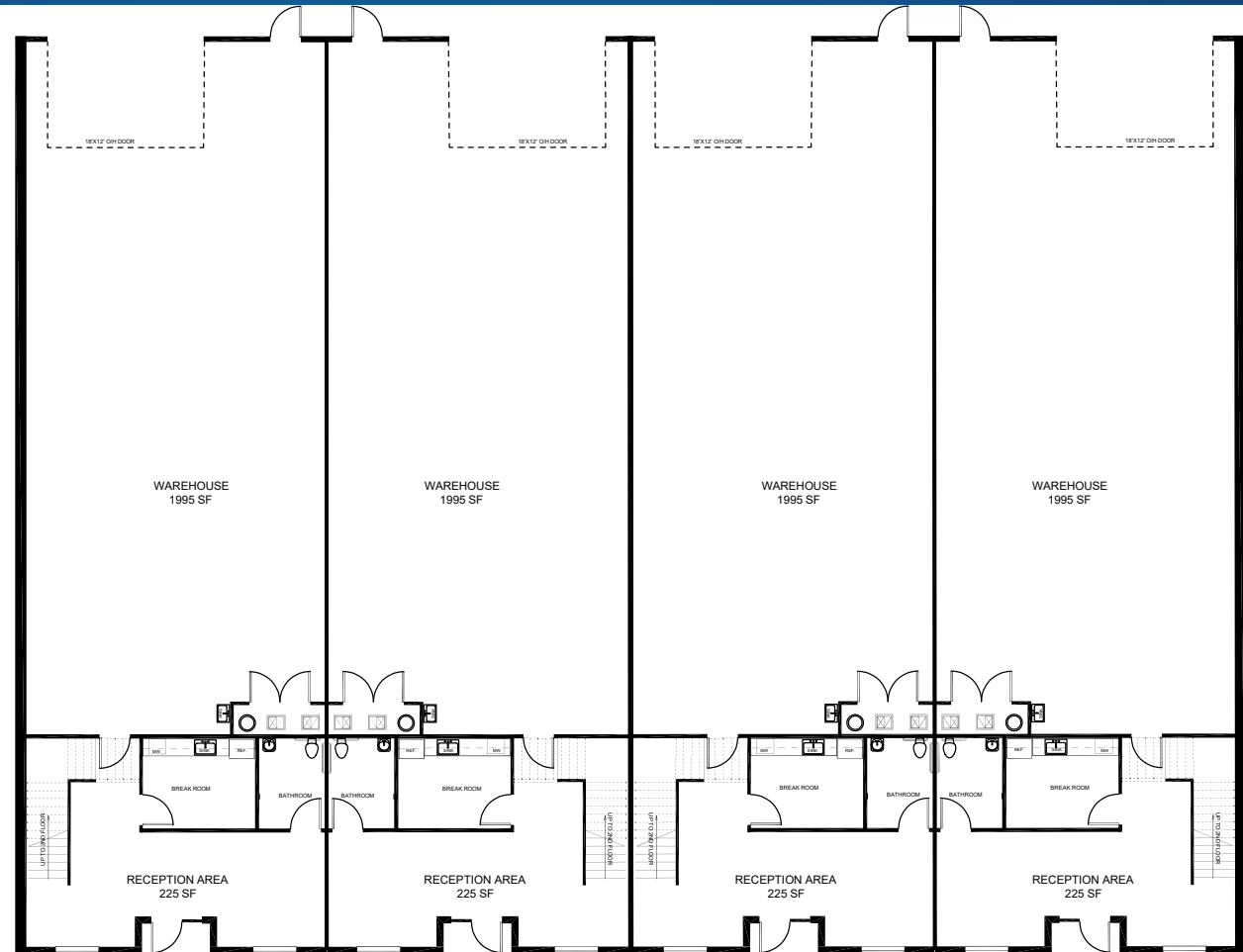
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	4,029	48,294	156,342
Avg. Household Income	\$150,131	\$129,742	\$123,370
Median Household Income	\$117,316	\$103,657	\$90,400
Households	1,634	19,335	61,080
Daytime Employees	1,336	21,517	55,110

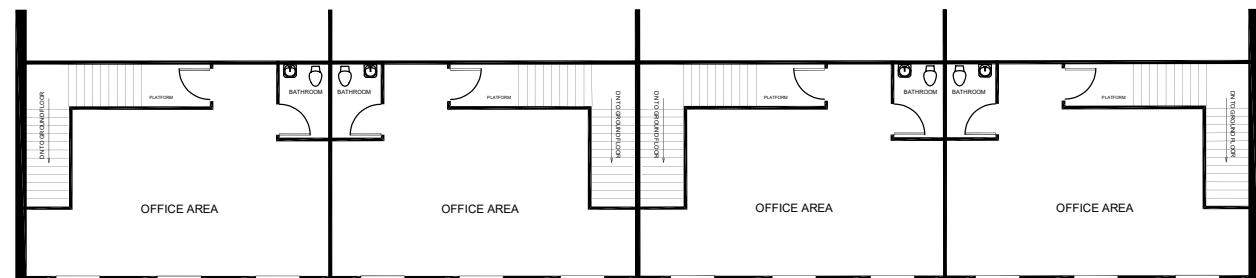
Available

Suites 100, 101, 102, 103
+/- 18,200 SF Total

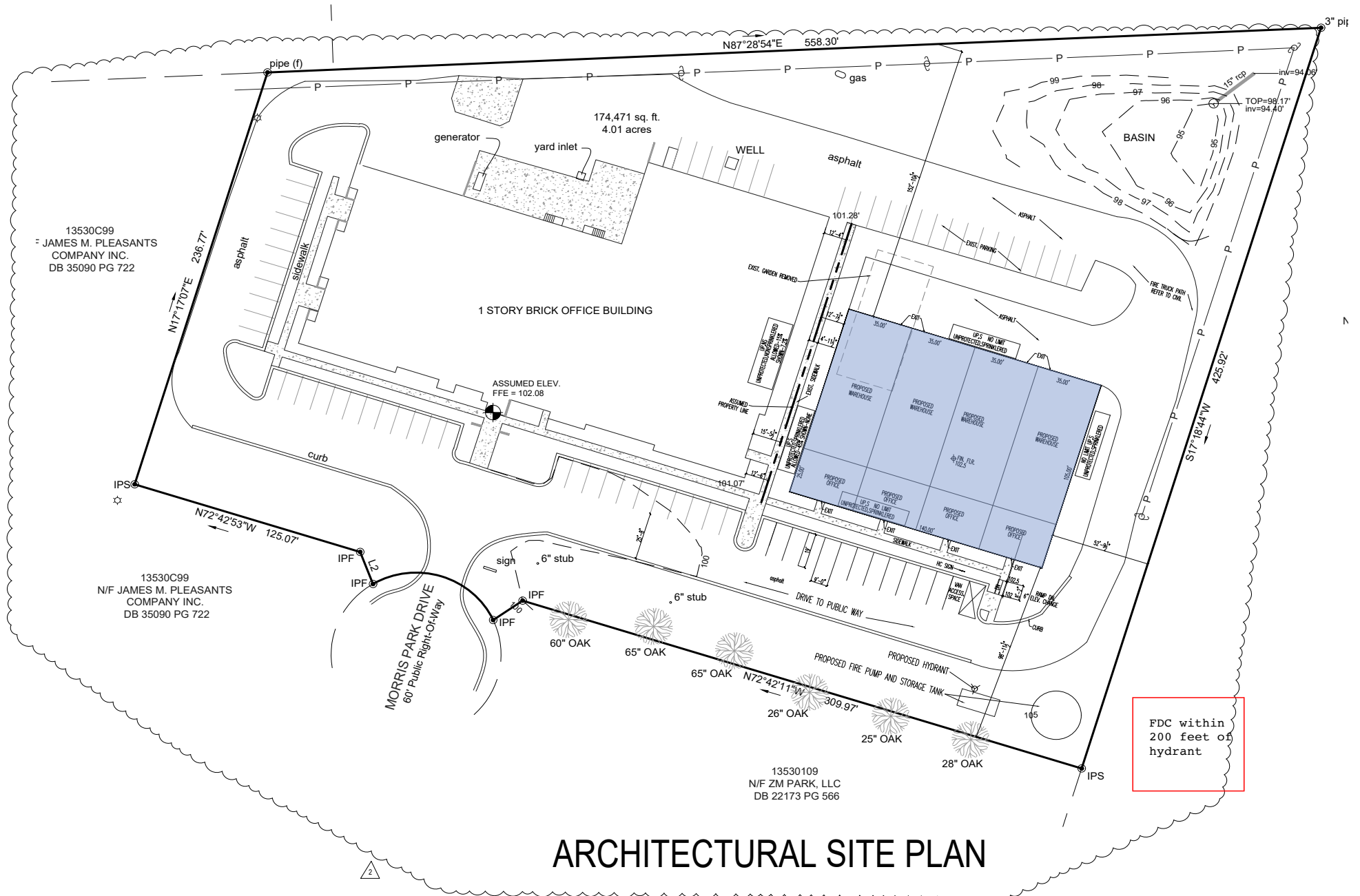
Virtual Tour [→](#)



GROUND FLOOR / WAREHOUSE

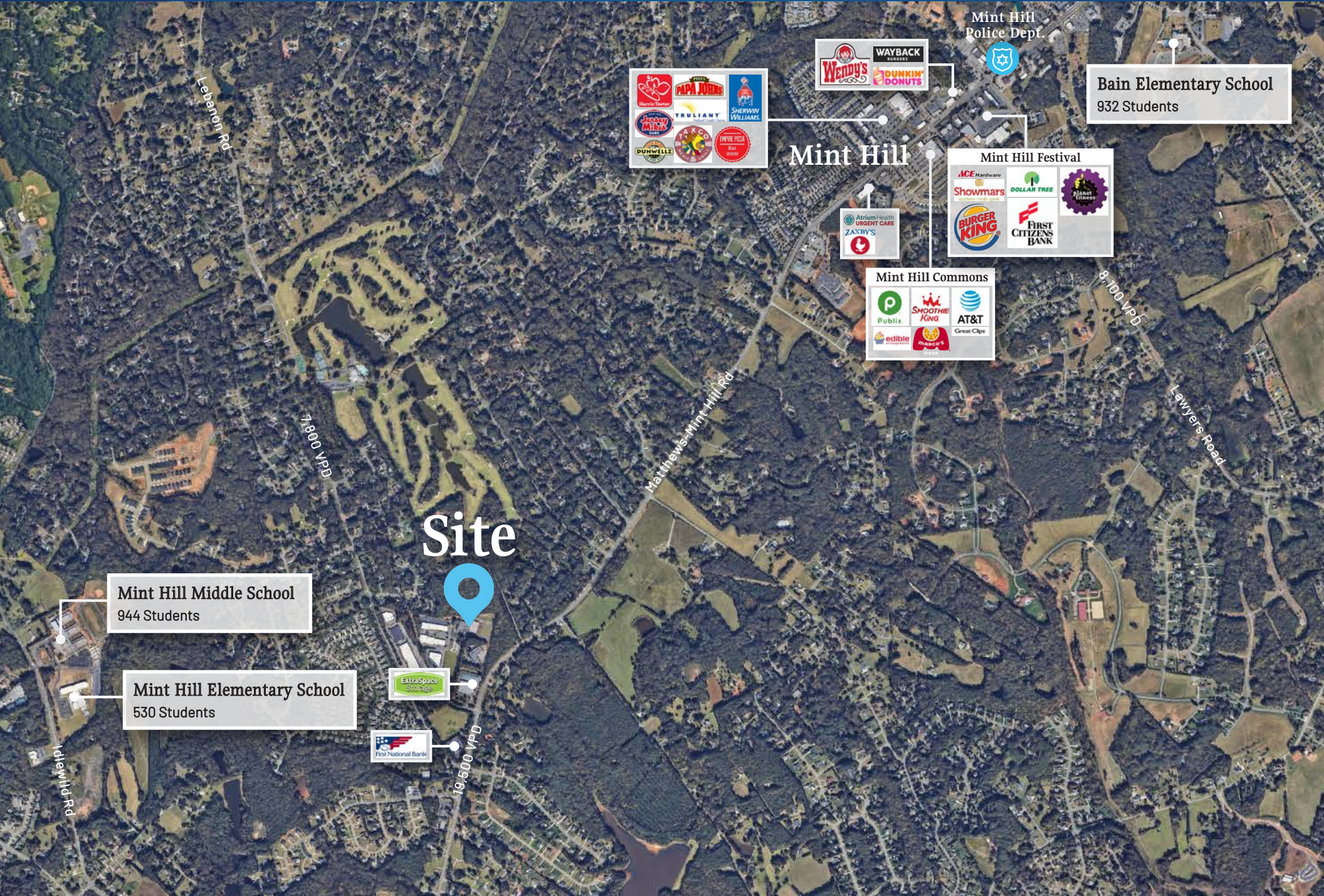


2ND FLOOR



Interior Photos





Mint Hill

North Carolina

Mint Hill is a suburban town in southeastern Mecklenburg and northwestern Union counties, a major suburb on the outskirts of Charlotte and near the Cabarrus County line. Mint Hill was ranked among America's Top 12 Power Suburbs and 13th in The Safest Places in North Carolina. It is the perfect setting for business owners and professionals seeking a prosperous, vibrant, thriving community for doing business.



Uptown



Site

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.