



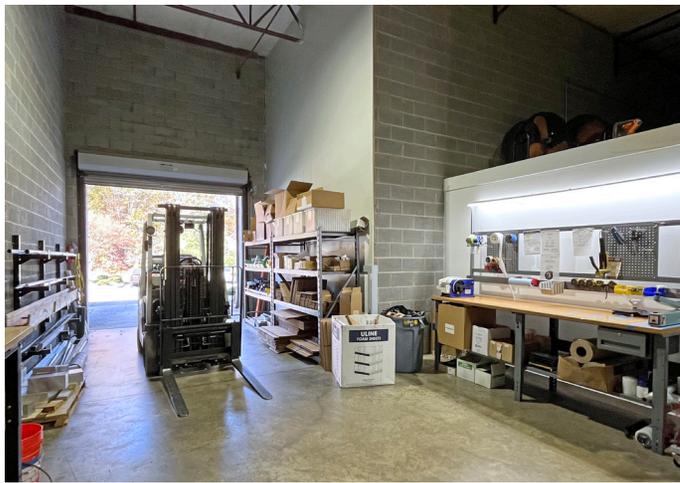
FLEX SPACE | FOR LEASE

1705 ORR INDUSTRIAL COURT, SUITE C | CHARLOTTE

High quality flex space located between NoDa and the University area, just minutes from N. Tryon Street and Old Concord Road. The space is supplied with 3 phase, 400 Amps power and warehouse exhaust fan, which makes it ideal for small manufacturing companies. The large drive-in door and high ceiling are great for storage of goods and vehicles, perfect for e-commerce, home services, contractor office and more.

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PROPERTY INFORMATION

SF

- 4,406 SF Total
- ±1,200 SF Office
- ± 3,200 SF Warehouse

ZONING - ML-1

FEATURES

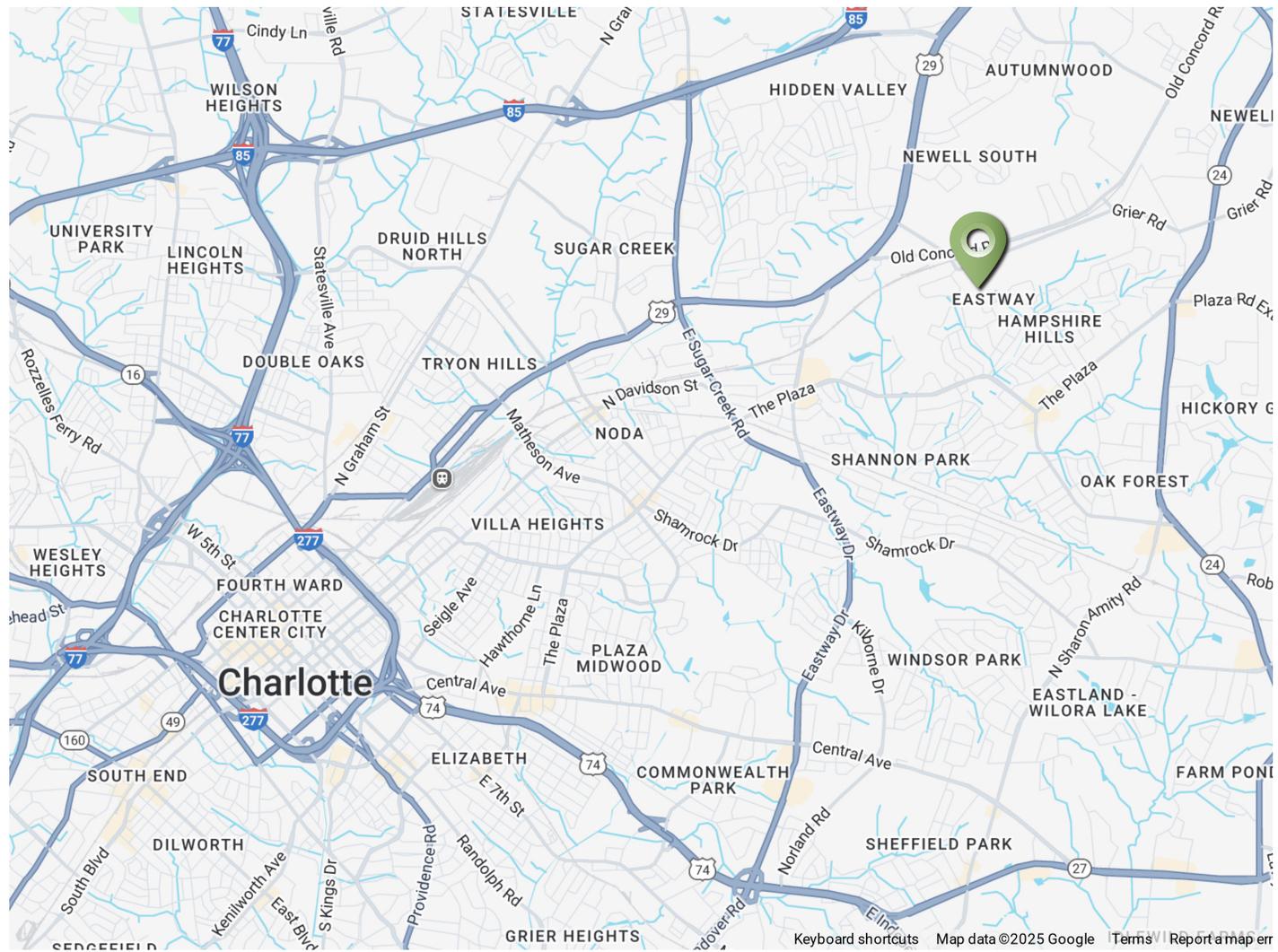
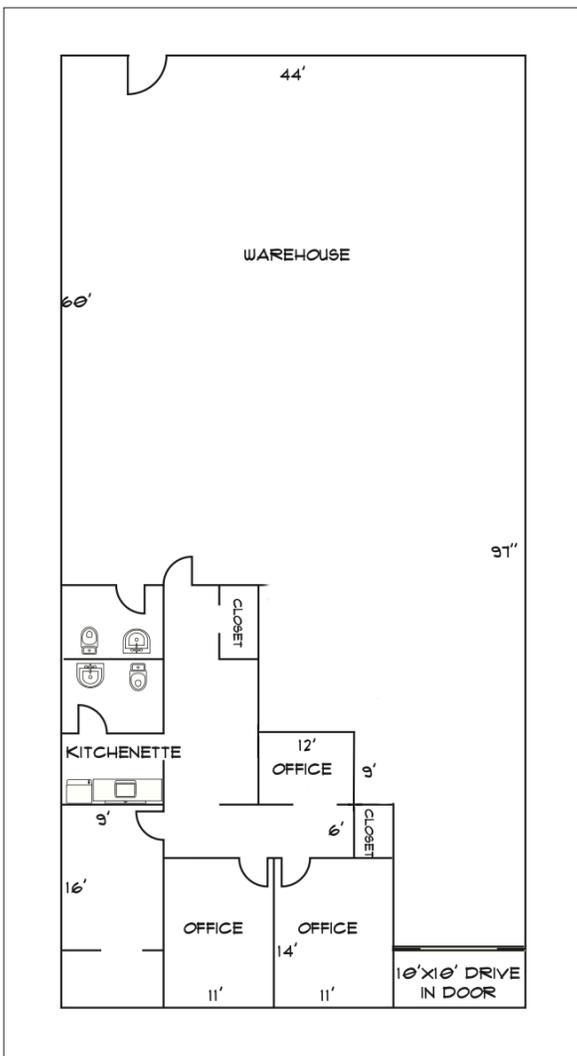
OFFICE:

- 3 Offices
- 1 Bathroom
- 1 Kitchen area
- Reception

WAREHOUSE:

- 16' to 18' ceiling height
- (1) 10'x10' Drive in Door
- Heated warehouse
- 1 bathroom
- Large exhaust fan at the back of the warehouse
- 3 phase, 400 Amps power
- LED lighting
- 5 Dedicated parking spaces
- * Landscaped common areas

LEASE RATE: \$5,850/Month, MG + utilities



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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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