



# 8945 Covedale Drive

Charlotte, North Carolina 28270



Covedale Dr

## Available for Lease

+/- 9,971 SF Flex Industrial / Auto Body

## Property Overview

# 8945 Covedale Drive Available for Lease

Opportunity to lease a +/-9,971 SF freestanding flex/industrial building with fenced outdoor space. The property features six drive-in bays, three-phase power, air compressor lines, a mix of warehouse and office space, and paint booth - making it well suited for a variety of light industrial, service, auto body, and contractor uses. Located directly off Covedale Dr with convenient access to Monroe Rd, the property provides excellent connectivity to one of the area's primary commercial corridors.

## Property Details

**Address** 8945 Covedale Dr | Charlotte, NC 28270

**Availability** +/- 9,971 SF Available for Lease

**Use** Flex Industrial / Auto Body

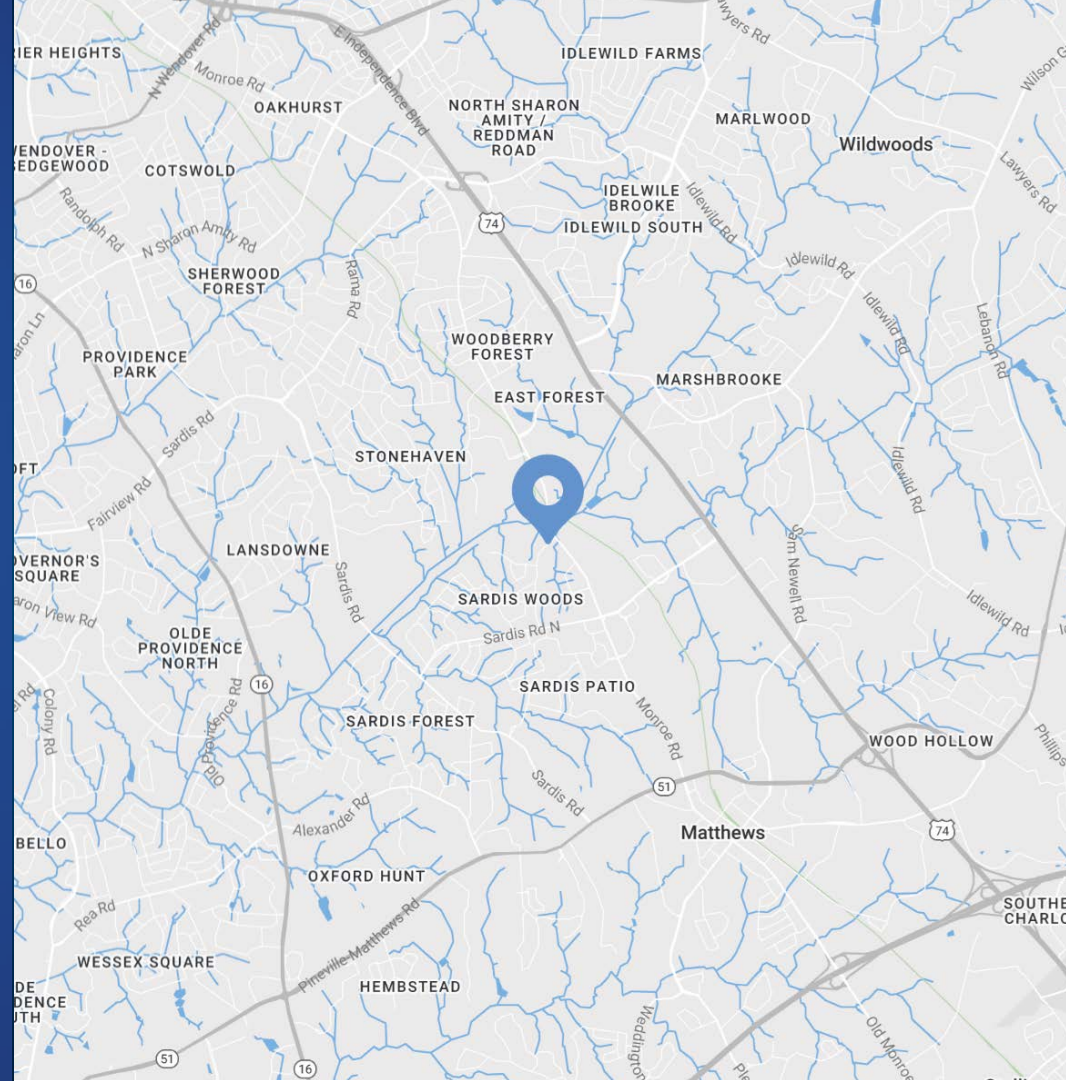
**Parking** 15 Spaces + Fenced Parking Area

**Zoning & Height** ML-1 with 13ft Clear Height

**Power** 3-Phase Power

**Traffic Counts** Monroe Rd | 24,500 VPD

**Lease Rate** Call for Leasing Details



## Demographics

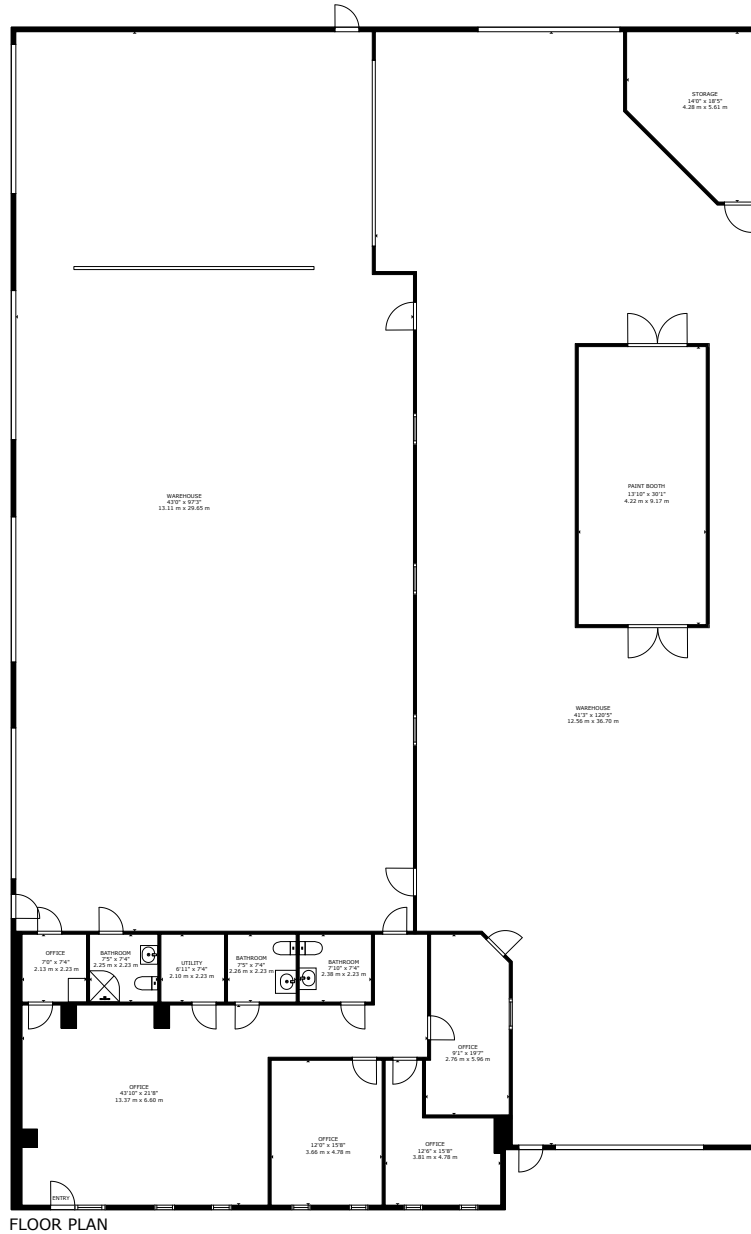
RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	9,875	80,100	220,024
<b>Avg. Household Income</b>	\$87,093	\$131,540	\$152,140
<b>Median Household Income</b>	\$60,797	\$91,448	\$99,748
<b>Households</b>	4,924	33,409	88,751
<b>Daytime Employees</b>	7,409	36,094	90,811



Available

+/- 9,971 SF

 Virtual Tour



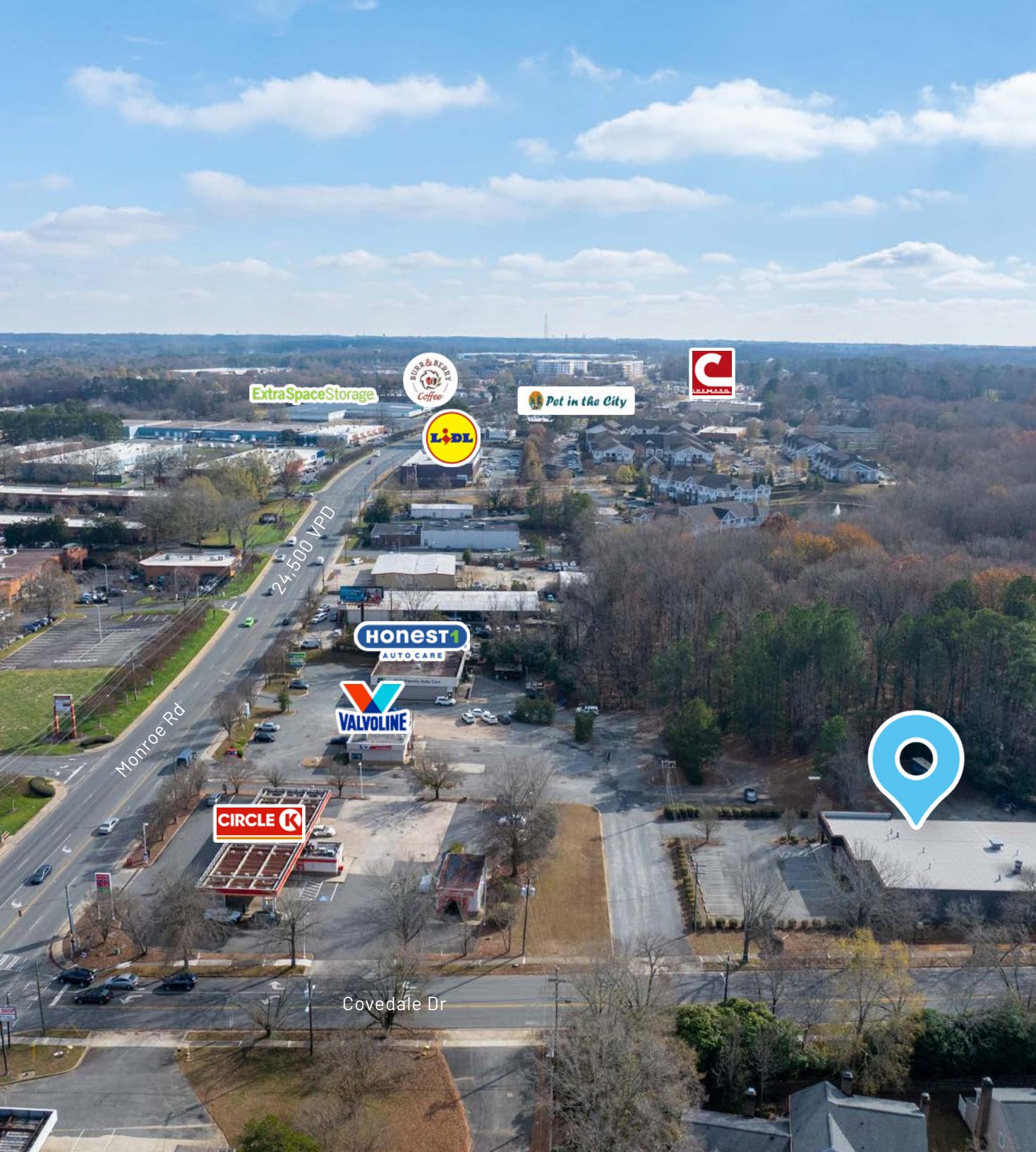


Fenced Outdoor Area  
Approx. 12,000 SF

Interior Photos







Contact for Details

## Taylor Barnes

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### Website

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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.