



DOUGLAS & MONTALDO'S

HIGH END FLEX SPACE

**FOR SALE
OR LEASE**

CALL BROKER FOR PRICING

3400 Latrobe Drive | Charlotte, NC

Well-located high end flex property offering a mix of office/showroom, conditioned and cold storage warehouse space just minutes from South Park area and Uptown Charlotte.

BRYAN BUTLER
c 704 953 7119
bbutler@mecacommercial.com





PROPERTY DESCRIPTION

ACREAGE*

2.136 Acres

SF*

Total - 15,200 SF

Office - 6,533 SF

Warehouse - 8,645 SF

- Conditioned - 3,645 SF
- Cold Storage - 5,000 SF

ZONED

ML-1

FEATURES

- 1 Dock (8' x 10')
- 1 Drive in door (10' x 12')
- Clear height 16'
- Built in 1995
- American General high-end security system
- TPO roof
- HVAC less than 4 years old

PRICING

Call Broker for more information

Available for 2-3 multi-tenant spaces

All space vacant by June 30th, 2026

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



MECA
COMMERCIAL REAL ESTATE



OFFICE INTERIOR

SF*
6,533 SF

FEATURES

- 11 Total offices
- Two kitchenettes
- Two conference rooms

Portions of the space (ie showroom and cold storage) were not photographed at the current tenant's request. Please call Broker for access to these spaces.

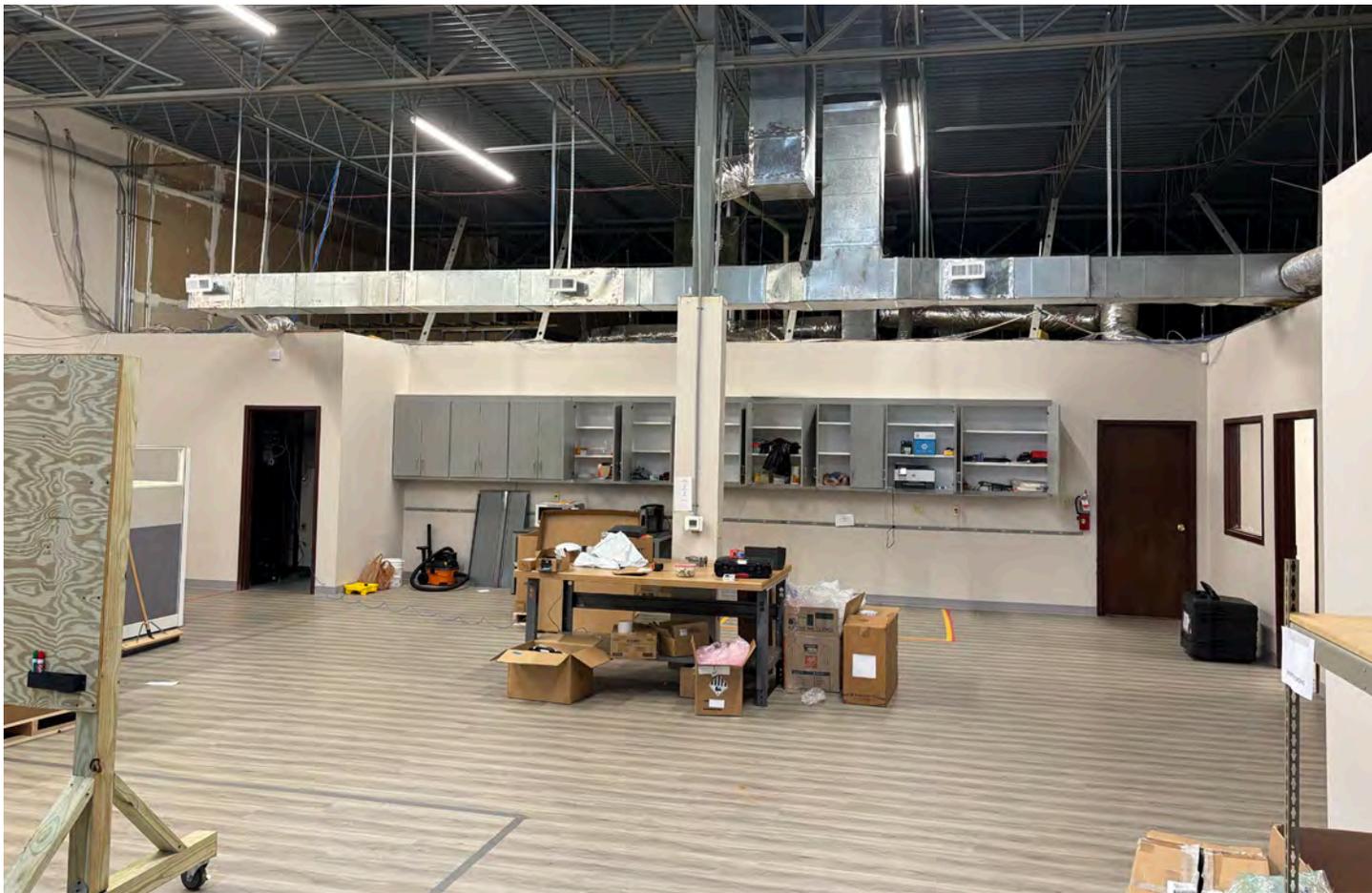


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WAREHOUSE

SF*

8,645 SF

- Cold Storage - 5,000 SF
- Conditioned - 3,645 SF

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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.

