

LARKMOORE INDUSTRIAL

4801
LARKMOORE CT /



**±25,152 SF Available For
Lease in Charlotte, NC**

Ryan Kendall

Vice President

+1 704 612 0395

ryan.kendall@avisonyoung.com

Abby Rights

Senior Vice President

+1 704 413 0235

abby.rights@avisonyoung.com

**AVISON
YOUNG**

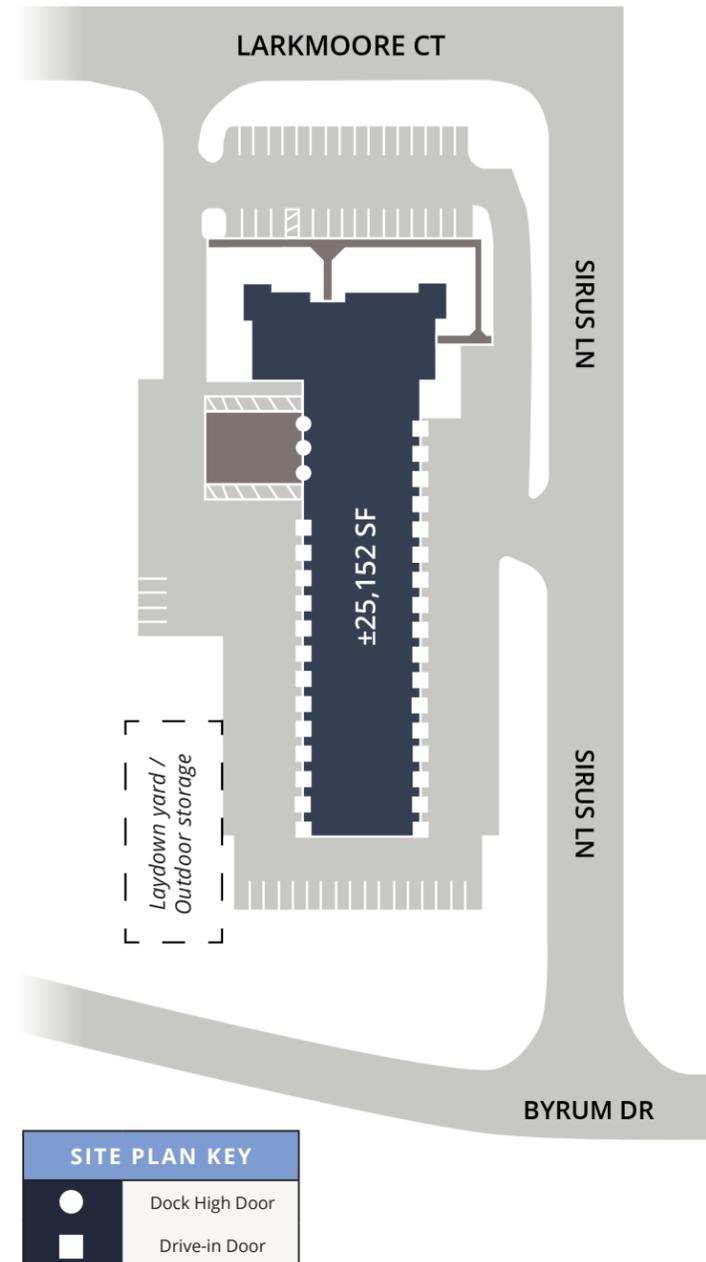
±25,125 SF AVAILABLE FOR LEASE

4801 Larkmoore Ct, Charlotte, NC 28208

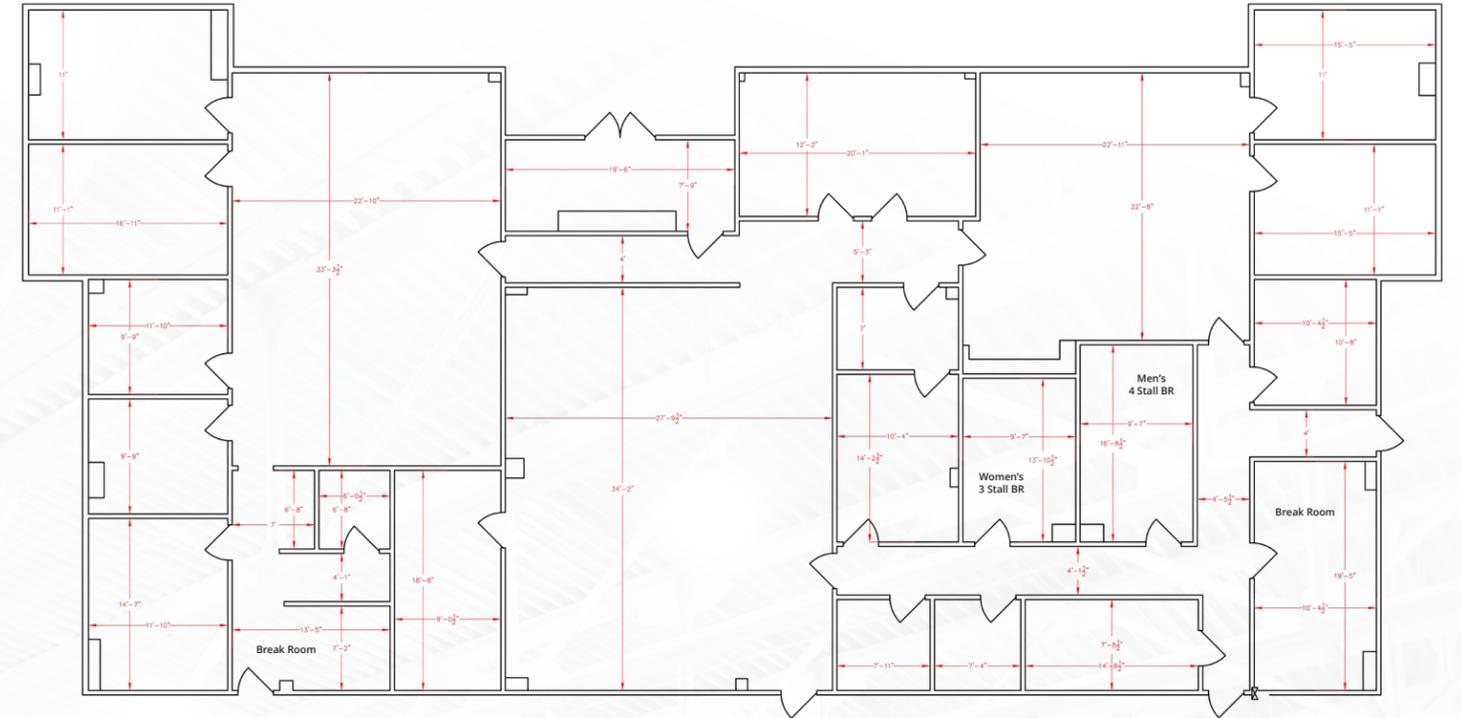
Prime industrial opportunity at 4801 Larkmoore Court, offering a ±25,152 SF facility that includes ±6,252 SF of office space and ±18,900 SF of warehouse space. The facility has three dock-high doors, and thirty 12' x 14' drive-in doors. Ideally positioned with convenient access to I-485, I-77, I-85, and only 4.3 miles from Charlotte International Douglas Airport.

PROPERTY SPECS

Address:	4801 Larkmoore Ct Charlotte, NC 28208
Building SF:	±25,152 SF
Office SF:	±6,252 SF
Warehouse SF:	±18,900 SF
Acreage:	±3.0 AC
Year Built:	1989
Zoning:	ML-2 (ANDO) <i>*outdoor storage permitted</i>
Column Spacing:	Clear Span
Clear Height:	15'7" - 14'7"
Dock High Doors:	Three (3) doors with levelers
Drive-In Doors:	Thirty (30) 12' x 14' doors
Power:	225KV 3 Phase
Parking:	±30 Spaces
Lease Rate:	\$17/psf NNN



OFFICE FLOOR PLAN



Property Improvements Underway

- Office renovations - new paint, flooring, ceiling tiles, and restrooms
- LED lights throughout the warehouse
- Replacement of overhead doors
- Asphalt paving and site work



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LOCATION & ACCESSIBILITY



INTERSTATE 485
±2.1 miles



INTERSTATE 77
±4.0 miles



INTERSTATE 85
±4.9 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
±4.3 miles



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