



3330 Oak Lake Blvd

Charlotte, North Carolina 28208



Available for Sale or Lease

+/- 12,737 SF Flex Office/Warehouse directly between I-485 and I-77
1 Mile from Charlotte Douglas International Airport

Property Overview

3330 Oak Lake Blvd

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Well-maintained +/- 12,737 SF standalone flex building available in a prime Charlotte, NC industrial location. Includes +/- 5,060 SF of warehouse space, +/- 7,677 SF of office space, ample parking, and a laydown area. Just 2-minutes from Charlotte Douglas International Airport cargo terminal, 2-miles from the Norfolk Southern Intermodal Yard, with easy access to Billy Graham Pkwy and West Blvd. Close to restaurants and Charlotte Premium Outlets, offering excellent accessibility and functionality.

Property Details

Address 3330 Oak Lake Blvd | Charlotte, NC 28208

Availability +/- 12,737 SF Building for Lease

Acreage +/- 1.42 AC

Parcel ID 14326103

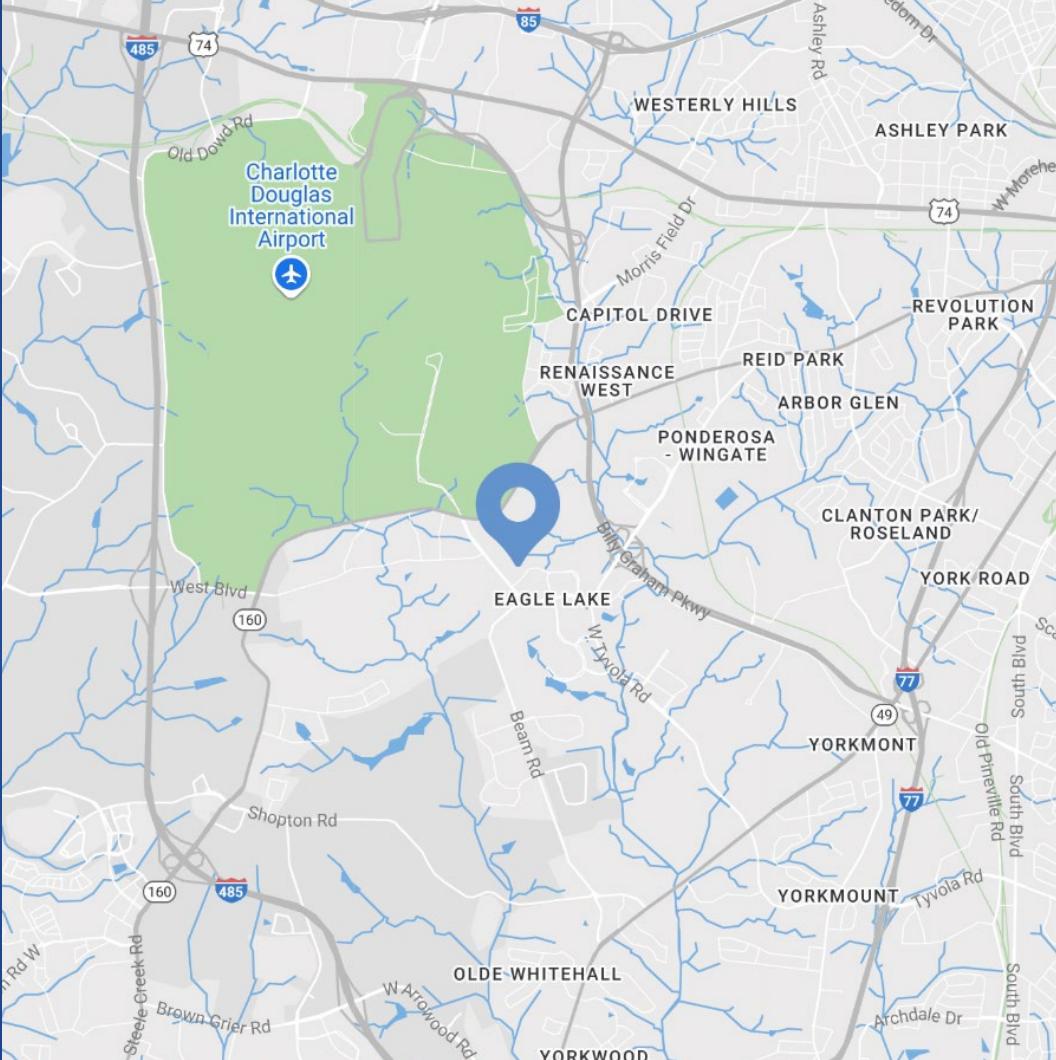
Parking Ample (space for lay down area)

Zoning ML-1

Traffic Counts Billy Graham Pkwy | 48,500 VPD
West Blvd | 22,000 VPD

Lease Rate \$15/SF NNN

Sale Price \$2,375,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	1,263	34,513	164,420
Avg. Household Income	\$168,859	\$88,202	\$112,731
Median Household Income	\$89,997	\$63,532	\$79,293
Households	559	14,832	73,293
Daytime Employees	7,912	44,158	142,431

Floor Plan

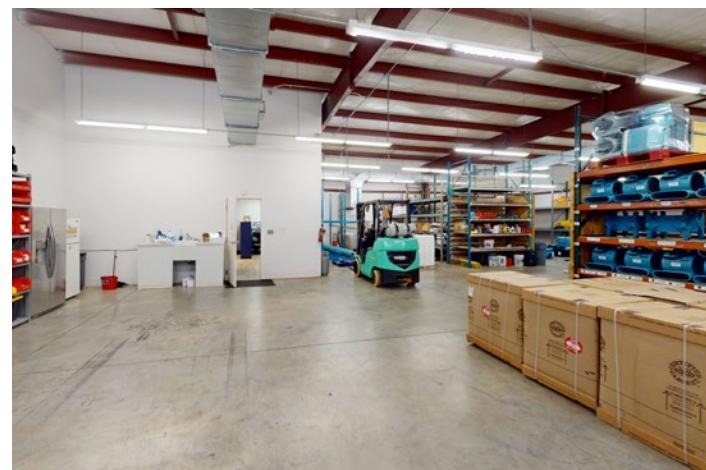
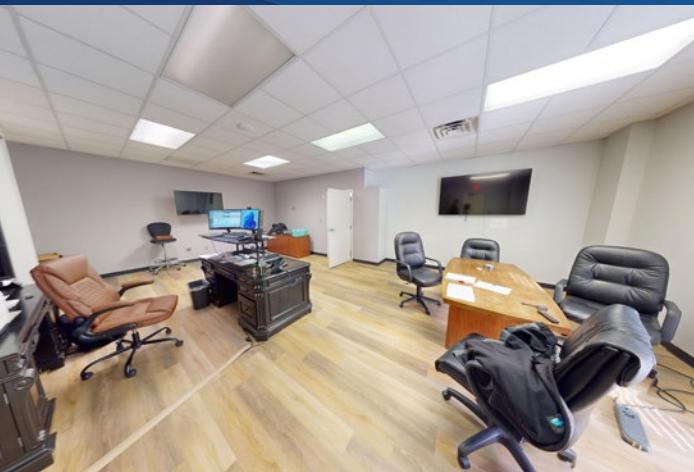
Available

+/- 12,737 SF

 Virtual Tour



Interior Photos



Market Overview





Contact for Details

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