



Denver Business Park

3517 Denver Dr | Denver, NC 28037



FOR LEASE

15,391 SF Industrial Space

COMPASS
COMMERCIAL

Industrial Warehouse

Available for Lease

Property Overview

±15,391 SF industrial facility available for lease in Denver, NC, designed to accommodate a wide range of industrial and flex users. The property offers a highly functional layout with ±12,807 SF of warehouse space featuring approximately 20' clear height at the eaves and ±23' at the center, complemented by ±1,366 SF of fully conditioned office.

Warehouse is equipped with drop-down heaters and includes existing racking, providing immediate usability for storage or operations. The second level adds ±1,212 SF of conditioned flex space, along with additional storage areas.

The property offers approximately seven (7) trailer parking positions along with a fenced, gated outdoor storage area—ideal for users requiring secure yard space.

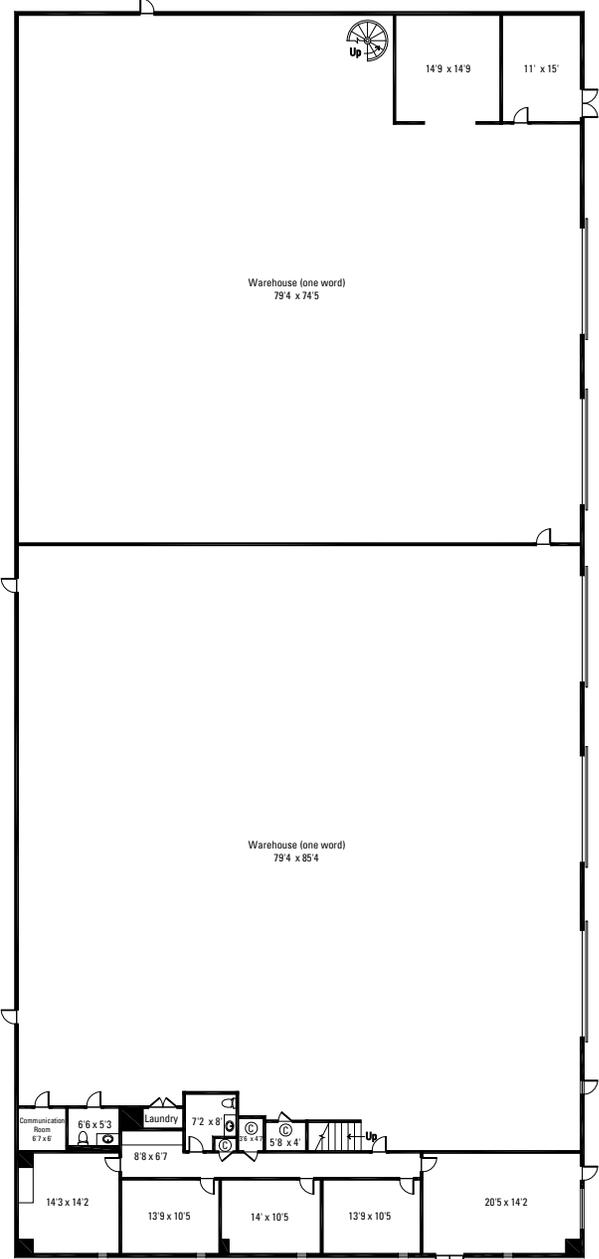
Strategically located in the Denver submarket with strong access to the Lake Norman area and the greater Charlotte industrial corridor.



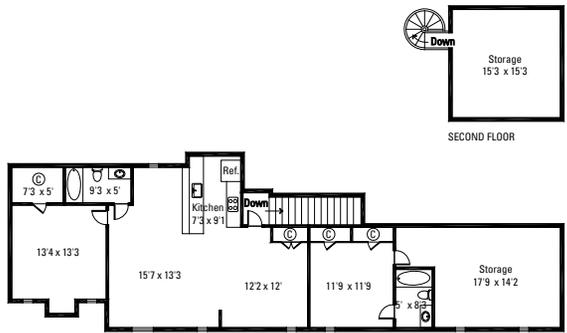
Property Details

Location	3517 Denver Dr Denver, NC 28037
Total Size	15,391 +/- SF
Office	1,366 +/- SF
Second Floor Flex	1,218 +/- SF
Warehouse	12,807 +/- SF
Warehouse Mezzanine	234 +/- SF
14' Drive-in Doors	5
Zoning	I-G
Rent Terms	NNN
Rent Price	\$13,500 / Month

FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

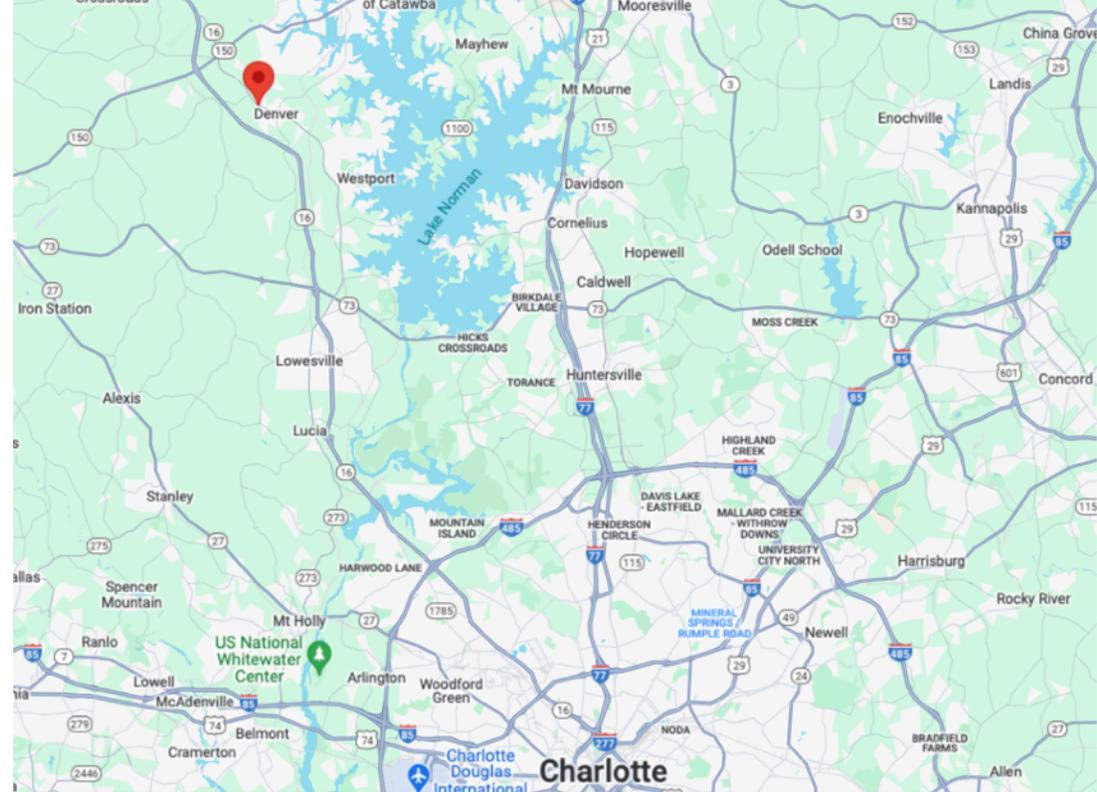


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2023 Population	1,852	11,023	30,964
Avg. Household Income	\$80,804	\$103,482	\$109,818
Median Household Income	\$55,312	\$73,257	\$83,358
Households	755	4,366	12,198

Denver, North Carolina

Located just 25 miles north of Charlotte's Uptown, Denver sits on the west side of beautiful Lake Norman in Lincoln County. Residents can live the lake life in one of the fastest growing counties in the region. NC Hwy 16 is the main artery of Denver, giving easy access to Hwy 150, Hwy 73, and I-485, which allows efficient transportation and convenience to Charlotte International Airport. Visit Denver today to discover what makes the community a wonderful place to live, work and play.



For More Information

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