

Available for Lease

+/- 20,000 - 40,000 SF INDUSTRIAL BUILDING

220 OLYMPIC ST & 10933 CARPET ST
CHARLOTTE, NC 28272



EXCLUSIVE ADVISORS:

Chad Markey

BROKER

Phone: (704) 900-9315

Email: cmarkey@colony-commercial.com

William Maxwell

BROKER

Phone: (704) 575-1130

Email: wmaxwell@colony-commercial.com

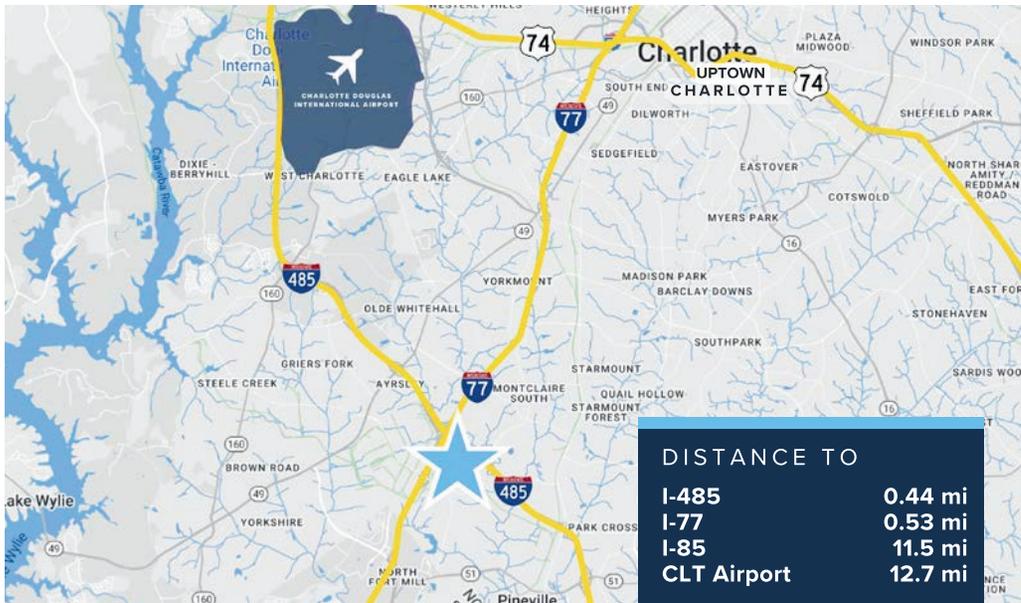


COLONY
COMMERCIAL

Property Overview

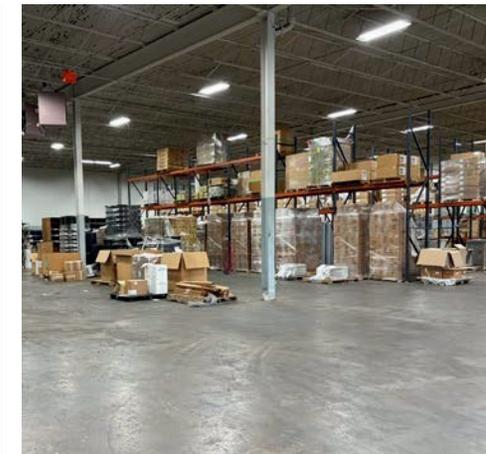


Located in Charlotte's premier Southwest industrial corridor, 220 Olympic Street offers approximately 20,000 - 40,000 SF of functional warehouse and office space with 0.54 AC of outdoor laydown area. The property provides excellent access to I-77 and I-485, only a 1/2 mile from the property, supporting efficient regional distribution and service operations. Features include four (4) drive-in doors and seven (7) dock-high loading doors, ample parking, and a flexible layout suitable for a wide range of industrial users.

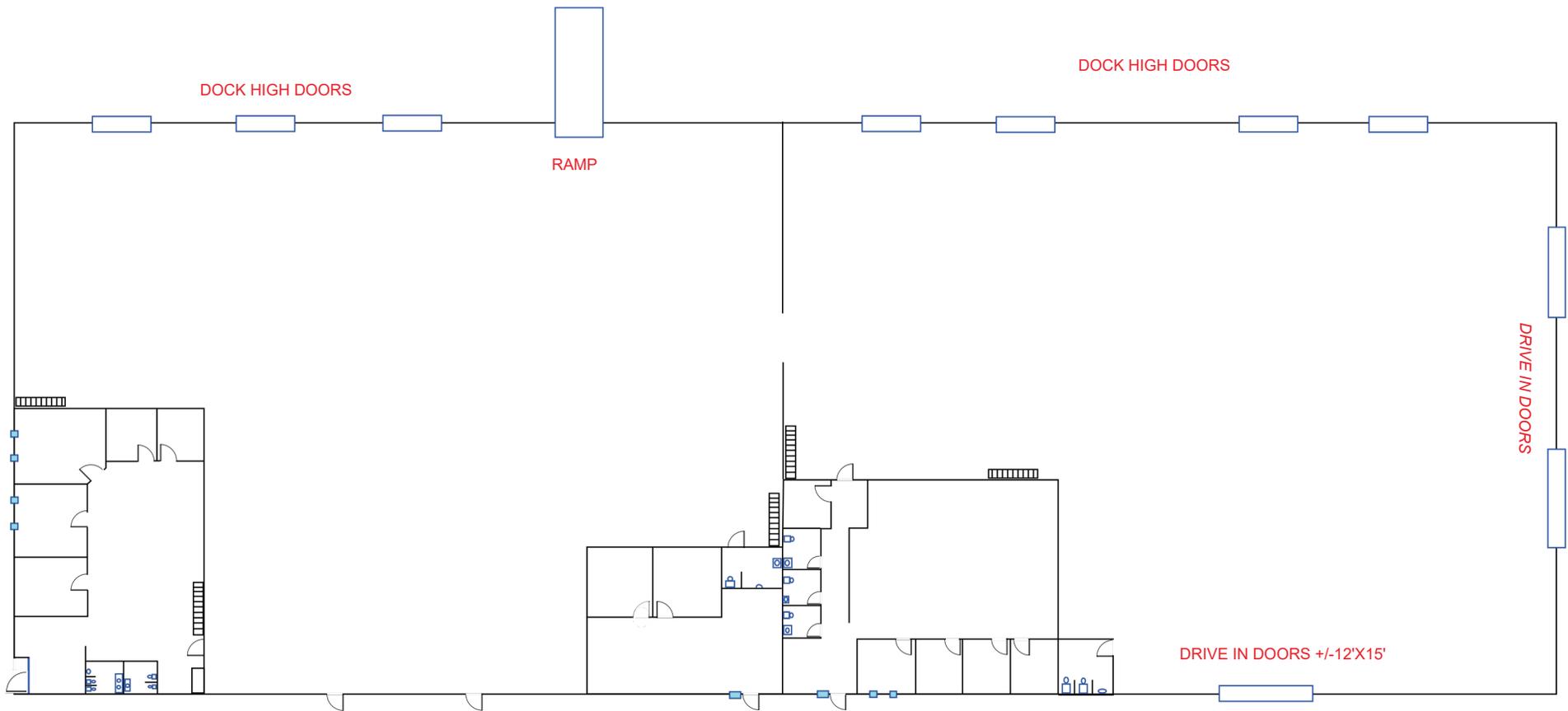


PROPERTY DETAILS

Address	220 Olympic Street, 10933 Carpet Street Charlotte, NC 28273
Building SF (GLA)	+/- 20,000 - 40,000 SF Office: ~11,000 SF Warehouse: ~29,000 SF
Land Size	+/- 3.743 AC
Year Built	1962
Zoning	ML-2
Column Spacing	30' x 40'
Clear Height	19'6"
Dock High Doors	7 Total (4) 10 x 10 Dock High Doors (2) 10 x 10 Dock High Doors w/ Levelers (1) 10 x 11 Dock High Door w/ Leveler
Drive-In Doors	(1) 10 x 11 Ramp (3) 12' X 15' Grade Level Doors
Power	Estimated to be 800 Amps
Parking	52 Spaces
Pricing	Contact Brokers for Pricing



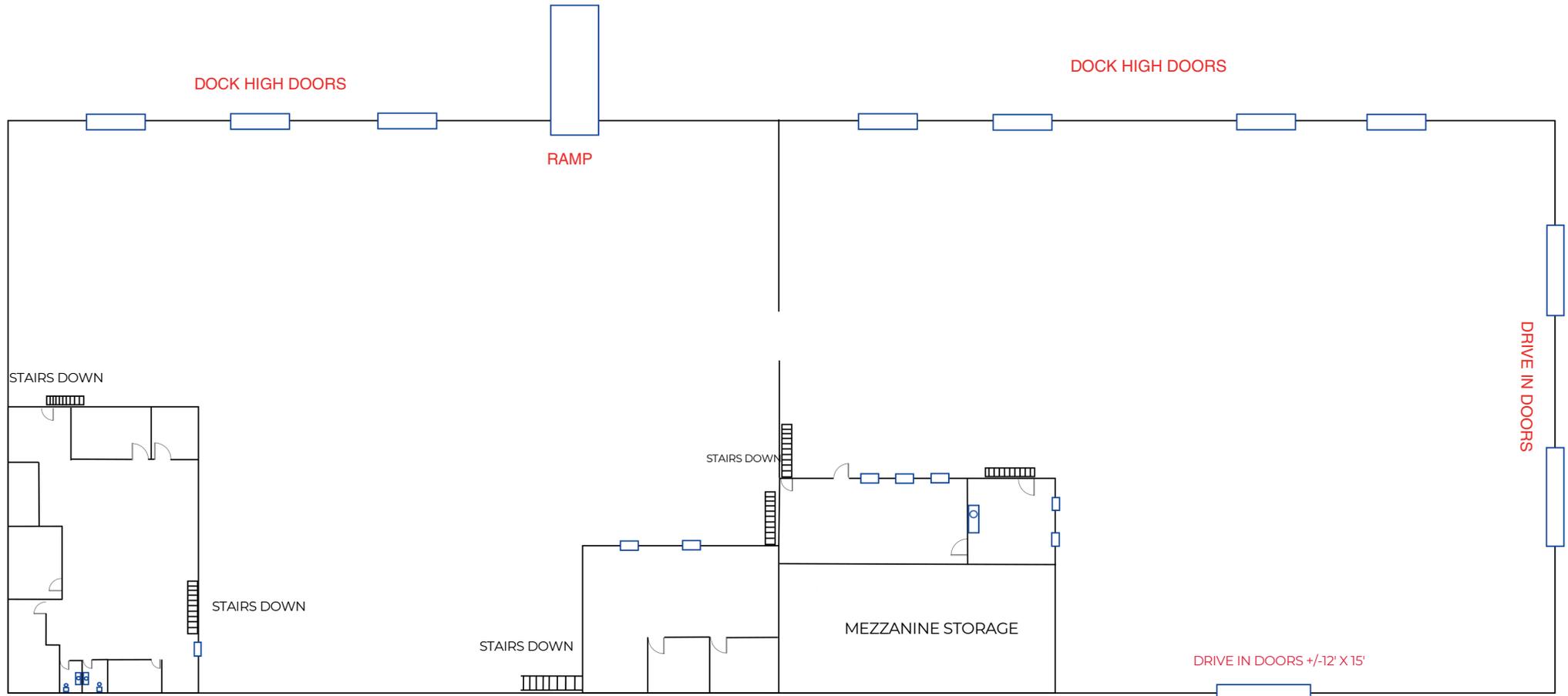
First Floor Layout



Colony Commercial has prepared this material for marketing purposes only. We do not guarantee the accuracy or completeness of the information, and interested parties should verify details independently. Colony Commercial assumes no liability for any errors, omissions, or reliance on this information

Second Floor Layout

SECOND FLOOR LAYOUT



Colony Commercial has prepared this material for marketing purposes only. We do not guarantee the accuracy or completeness of the information, and interested parties should verify details independently. Colony Commercial assumes no liability for any errors, omissions, or reliance on this information

Conceptual Layouts



+/- 20,000 - 40,000 SF INDUSTRIAL BUILDING
WITH OUTDOOR STORAGE







INTERSTATE 485

INTERSTATE 77

INTERSTATE 485

INTERSTATE 77

IRON MOUNTAIN*

PRIMAX

45,500 VPD

NORTHROP GRUMMAN

Genpak

PRO PAC
PROFESSIONAL PACKAGING SYSTEMS

FritoLay

OSA INC

Atlas Copco

E-Netals

BARKER

CAT®

Shaw

SEVEN'S

1/2 MILE TO
I-77 & I-485



WESTINGHOUSE BLVD

CARPET ST

NATIONS FORD RD

37,500 VPD

140,000 VPD

amazon



Contact Information

EXCLUSIVE ADVISORS:



Chad Markey

BROKER

(704) 900-9315

cmarkey@colony-commercial.com



William Maxwell

BROKER

(704) 575-1130

wmaxwell@colony-commercial.com

BROKERAGE CONTACT INFORMATION:

Colony Commercial, LLC

1200 E. Morehead Street, STE 280

Charlotte, NC 28204

WWW.COLONY-COMMERCIAL.COM

