

4401 SHOPTON ROAD, CHARLOTTE, NC

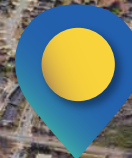
INDUSTRIAL OUTDOOR STORAGE FOR PURCHASE
2.5 MILES TO INTERNATIONAL AIRPORT



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT



4401 SHOPTON ROAD



CHARLOTTE
PREMIER OUTLETS

NATRI PROPERTIES
STEELE CREEK
COMMERCIAL PARK

PROPERTY OVERVIEW

Located just off I-485 and between major interstates I-77 and I-85, this 3.305 acre industrial property provides ideal logistics accessibility within a Class A Industrial Park.



ADDRESS	4401 Shopton Road Charlotte, NC 28273
LOT SIZE	Approximately 3.305 acres
ZONING	ML-2
EXISTING BUILDINGS	Building A: 5,600 RSF Office Building B: 6,000 RSF Warehouse Total: 11,600 RSF
SITE FEATURES	<ul style="list-style-type: none">• Zoning allows for outdoor storage• Site is fenced and graveled• Existing warehouse has 3 roll up doors• Site serviced by two septic tanks and a well
HIGHLIGHTS	<ul style="list-style-type: none">• Only 2.5 miles to Charlotte Douglas International Airport• Strategically located within Steele Creek Industrial Park• Situated off I-485 and between I-77 and I-85 providing easy access to major interstates
PURCHASE PRICE	Call Broker for Details

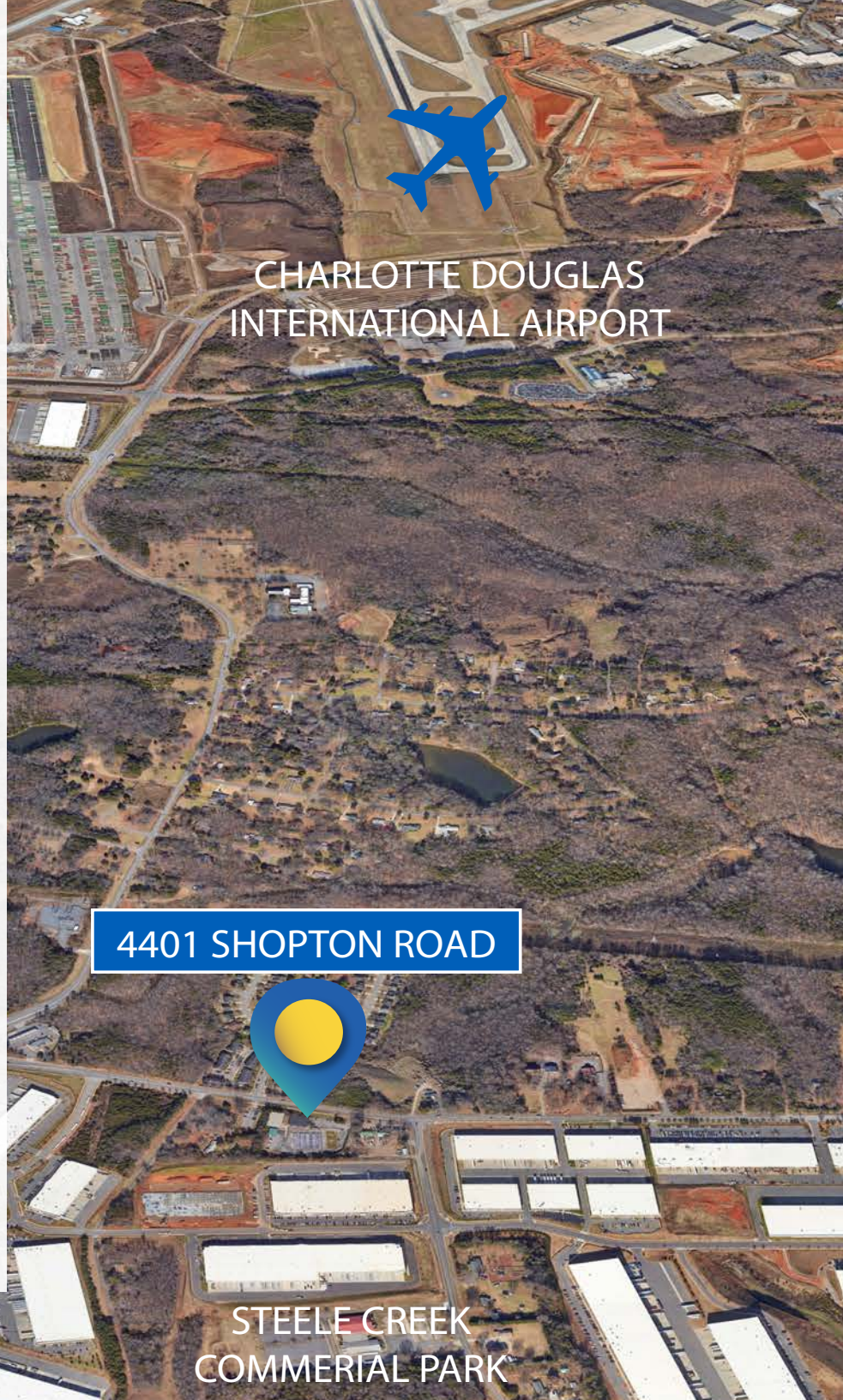
CONTACT

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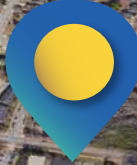
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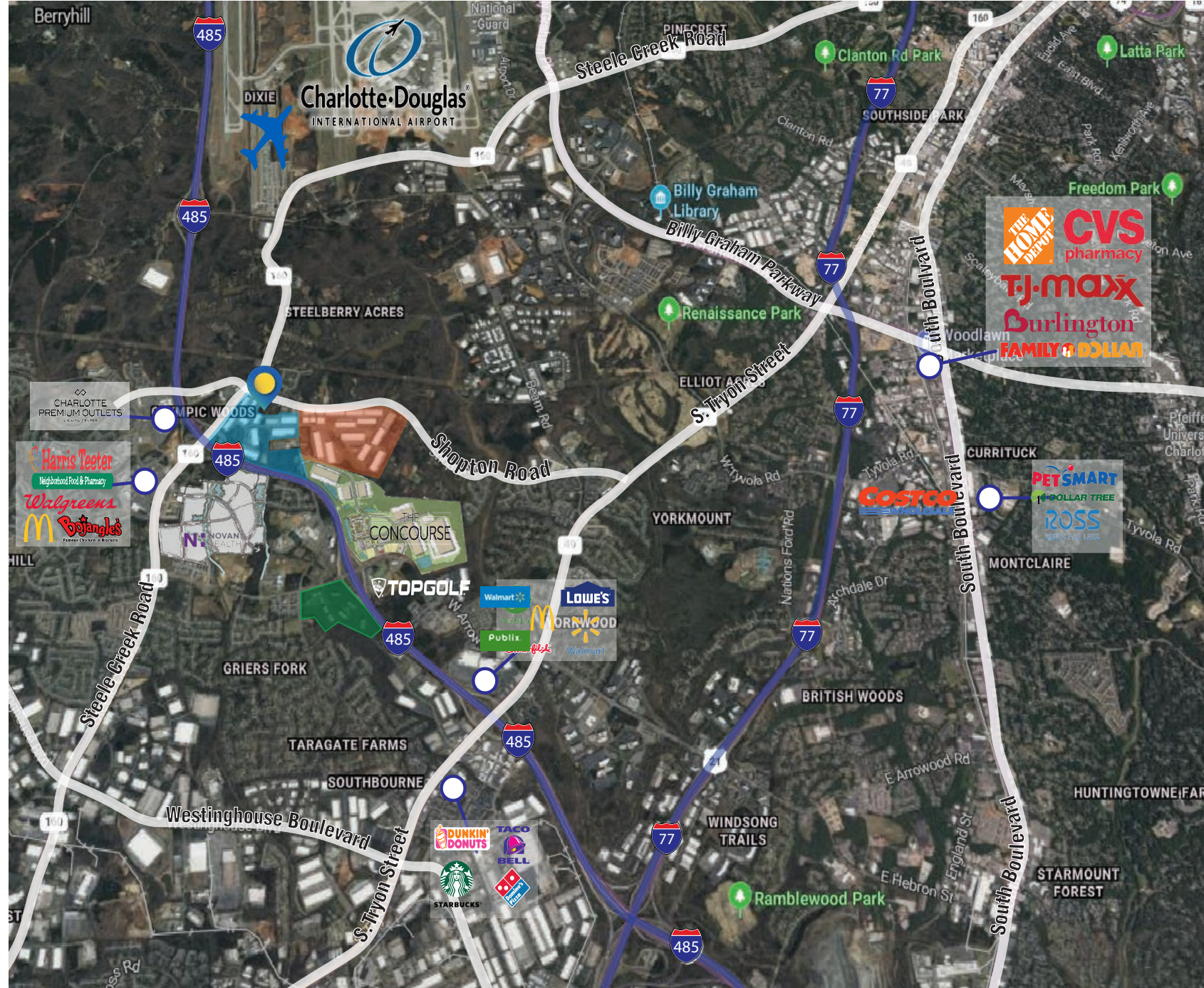
STEELE CREEK COMMERCE PARK
 12 Buildings
 1,217,000± SF

SHOPTON RIDGE BUSINESS PARK
 17 Buildings
 1,753,320± SF

WHITEHALL CORPORATE CENTER
 700 Acre Office Park

THE CONCOURSE
 1.6 M SF of Industrial Space
 73,000 SF Office & Retail
 140 Room Hotel
 270 Multi-Family Units

NOVANT HEALTH
 60 Acres,
 186k SF Mixed-Use



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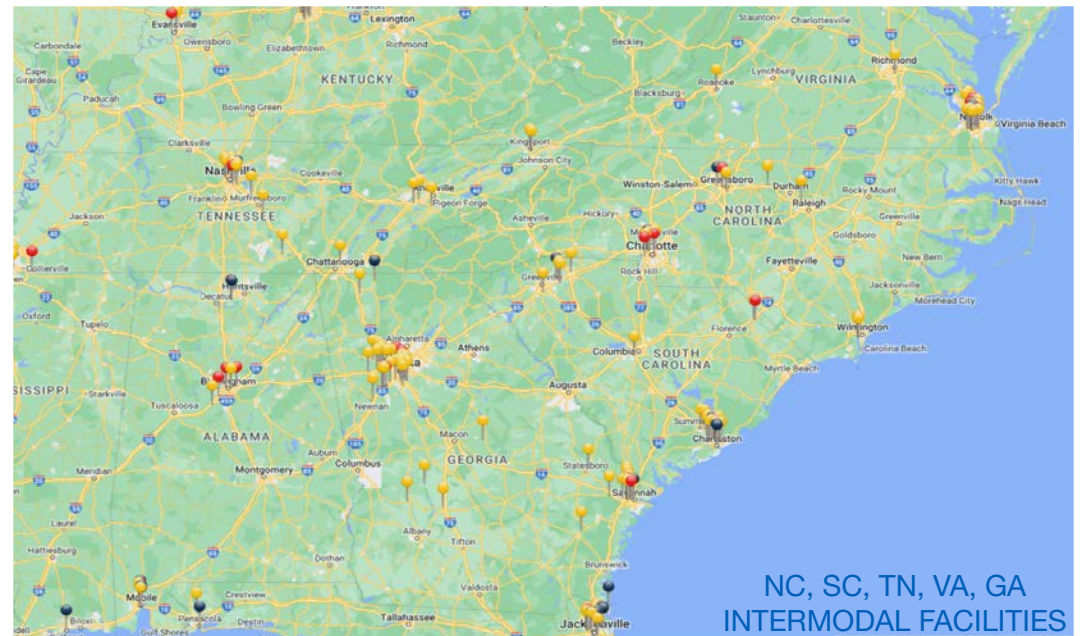
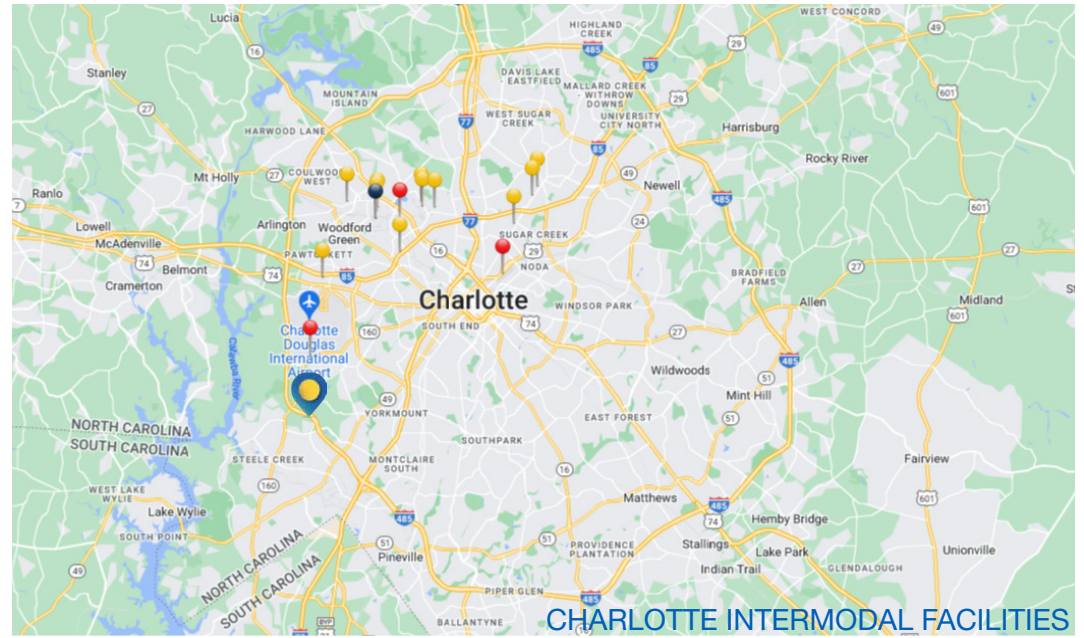
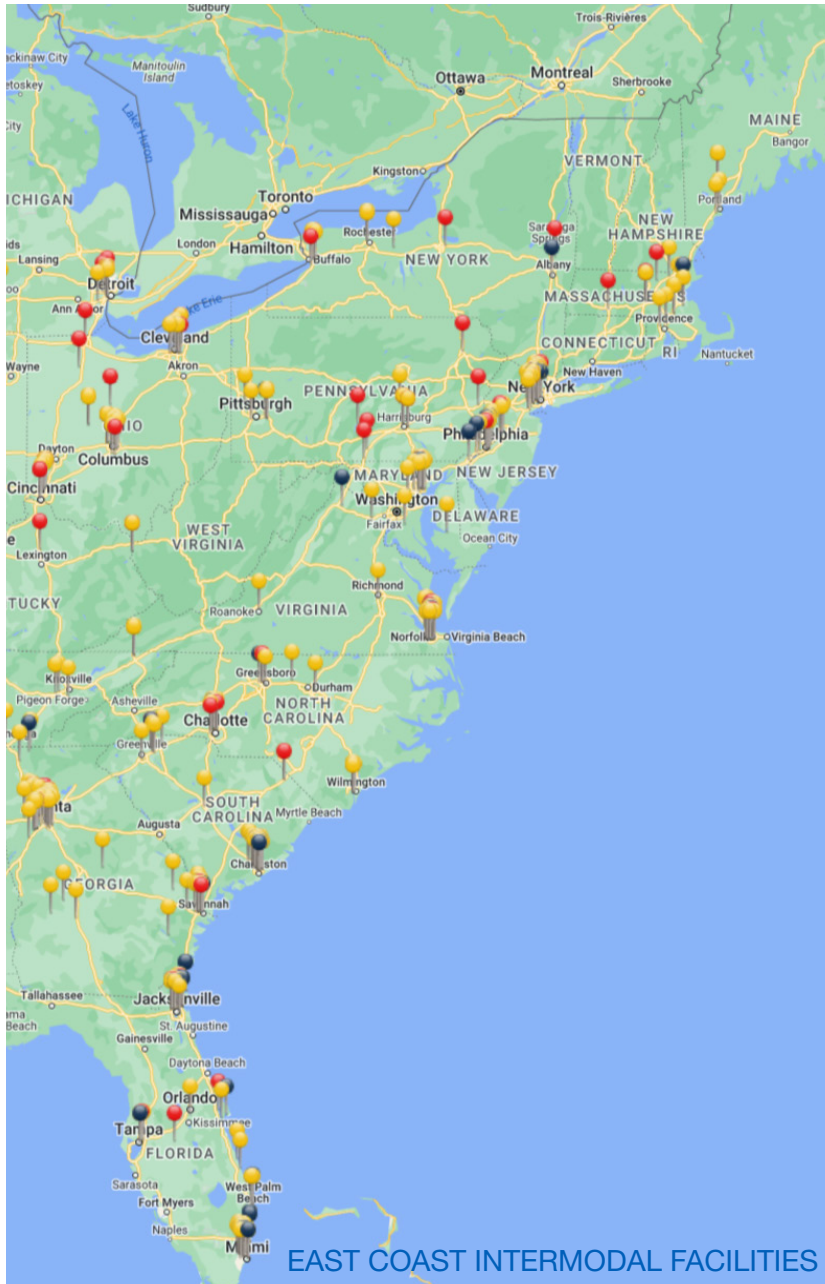
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CHARLOTTE MSA



All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

INTERMODAL ACCESS (AIRPORT. RAIL. LOGISTICS.)



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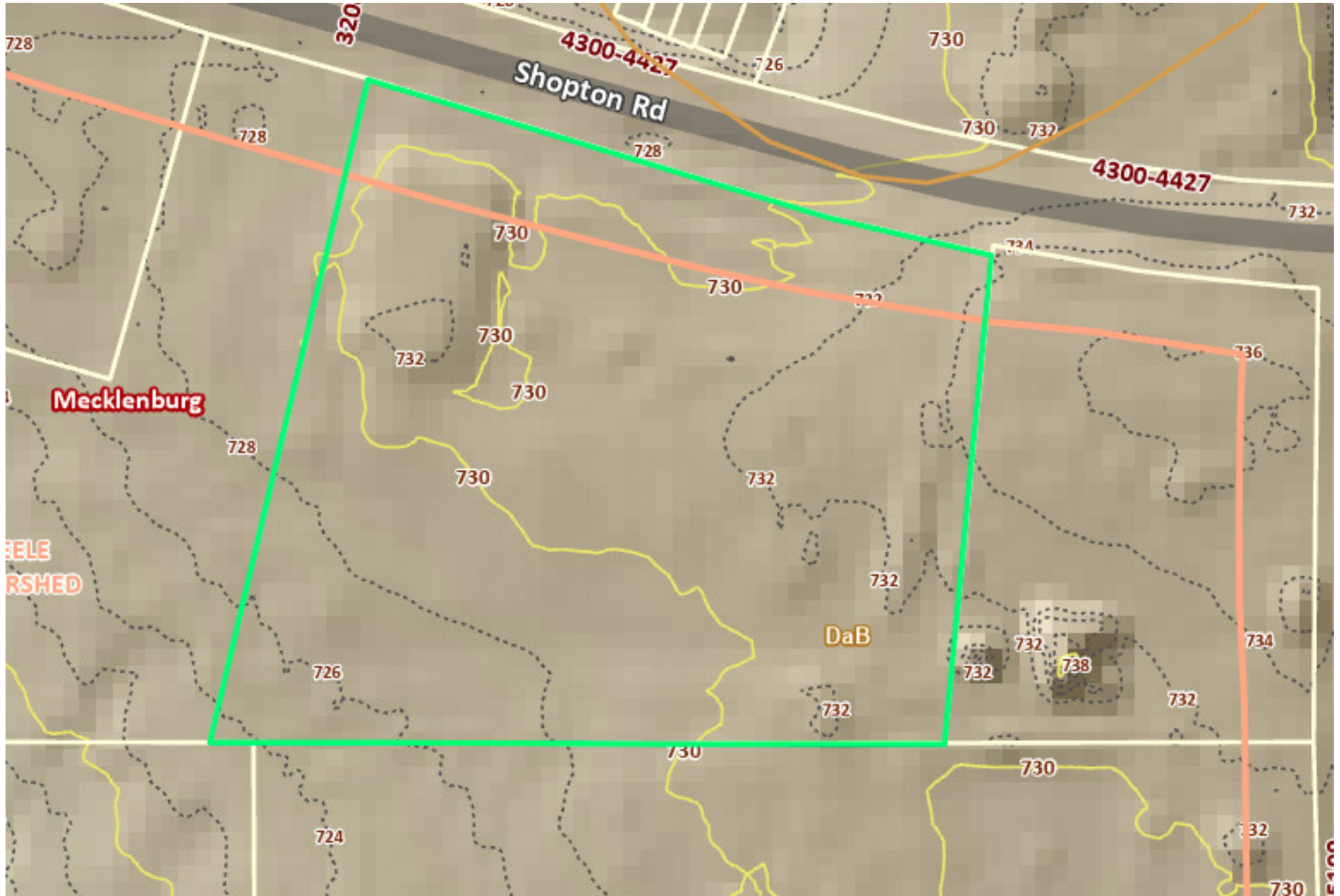
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 Container Yard / Depot
  Marine
  Rail



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TOPOGRAPHY



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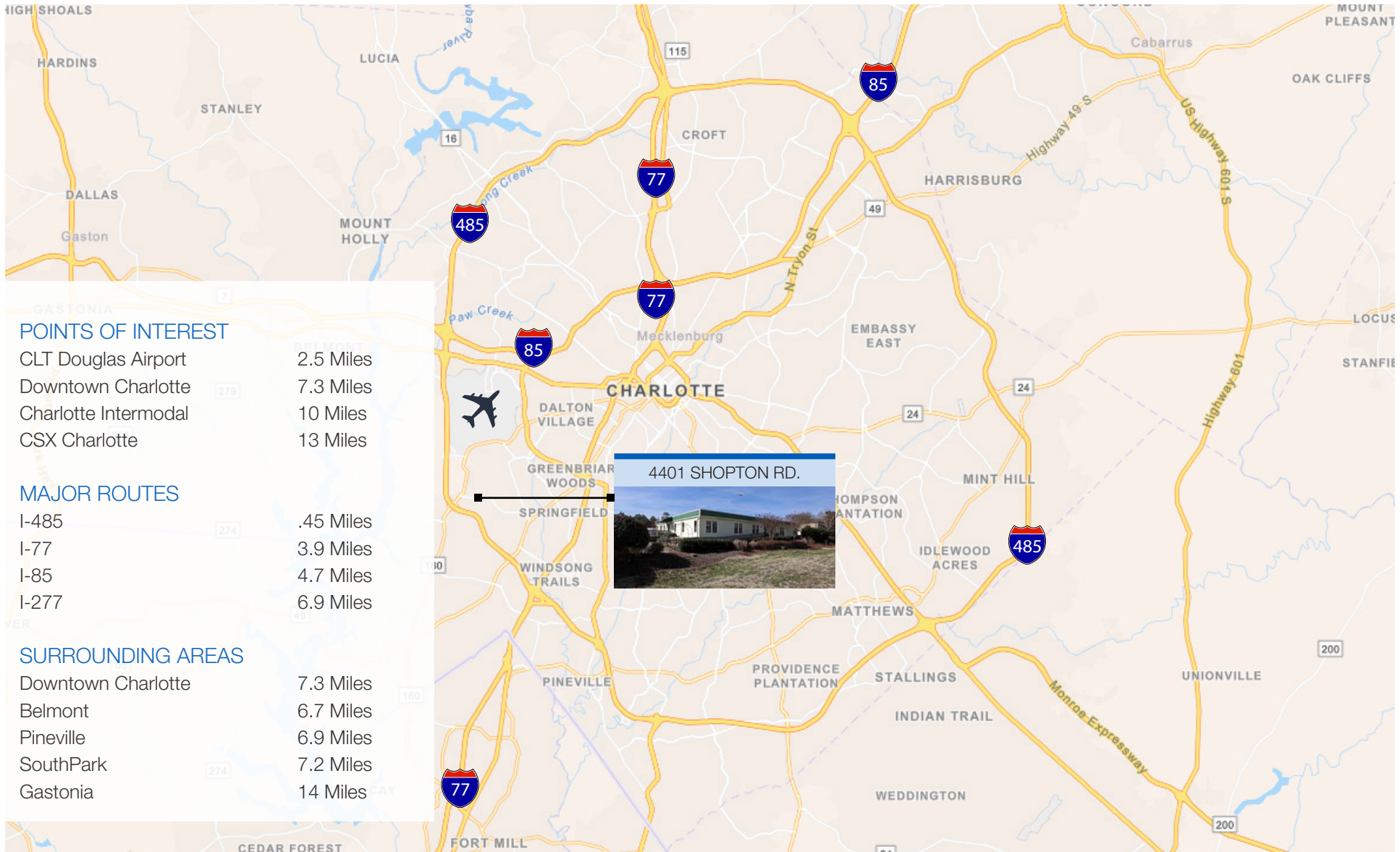
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