

714-726 Montana Dr

CHARLOTTE, NC 28216



Available for Lease

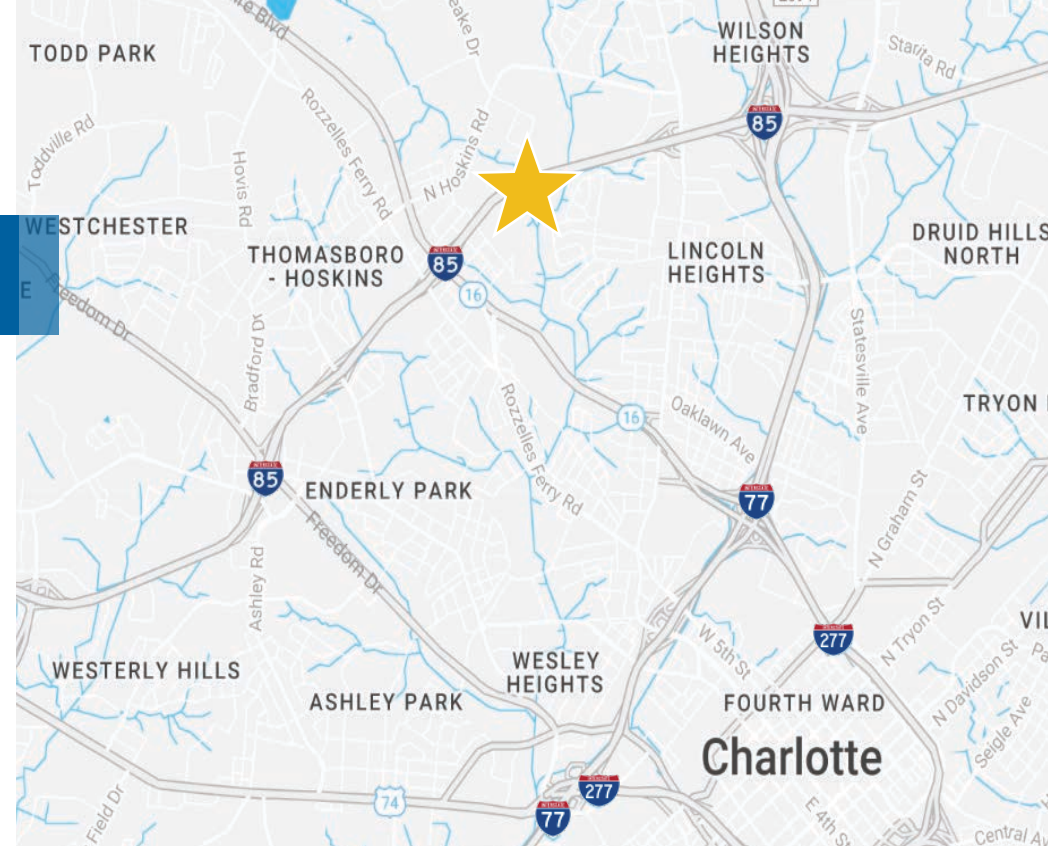
+/- 700-1,900 SF Suites in the Montana Business Park



Property Highlights

Available for lease in the Montana Dr Business Park in Charlotte, NC, a flex space of three separate buildings offering suites ranging from +/- 700 - 1,900 SF. The location boasts great proximity to Brookshire Blvd, I-85, Charlotte Douglas International Airport, and Uptown Charlotte. The business park offers ample on-site parking and a mix of drive-in doors and dock high doors in the suites.

Address	714-726 Montana Dr, Charlotte, NC 28216
Availability	Available for Lease
Asset Class	Flex
Square Footage	+/- 700-1,900 SF Available For Lease
Zoning	ML-1
Parcel	06914433
Year Built	2000
Parking	On-site parking
Lease Rate	\$18-20 psf/NNN
Occupancy	Available within 30 days
Additional Information	Buildings 714, 718 and 722 have drive-in doors. Building 726 has dock high doors.



Demographics



6,081 Population - 1 mile
75,410 Population - 3 mile



\$46,589 Average Household Income - 1 mile
\$81,903 Average Household Income - 3 mile



2,371 Households - 1 mile
31,346 Households - 3 miles



4,311 Employees - 1 mile
38,867 Employees - 3 mile



Site Plan

Total Available

+/- 700 - 1,900 SF

Building I

Suite 714D
+/- 1,194 SF

Suite 714K
+/- 1,900 SF

Building II

Suite 718E
+/- 700 SF

Suite 718H
+/- 700 SF

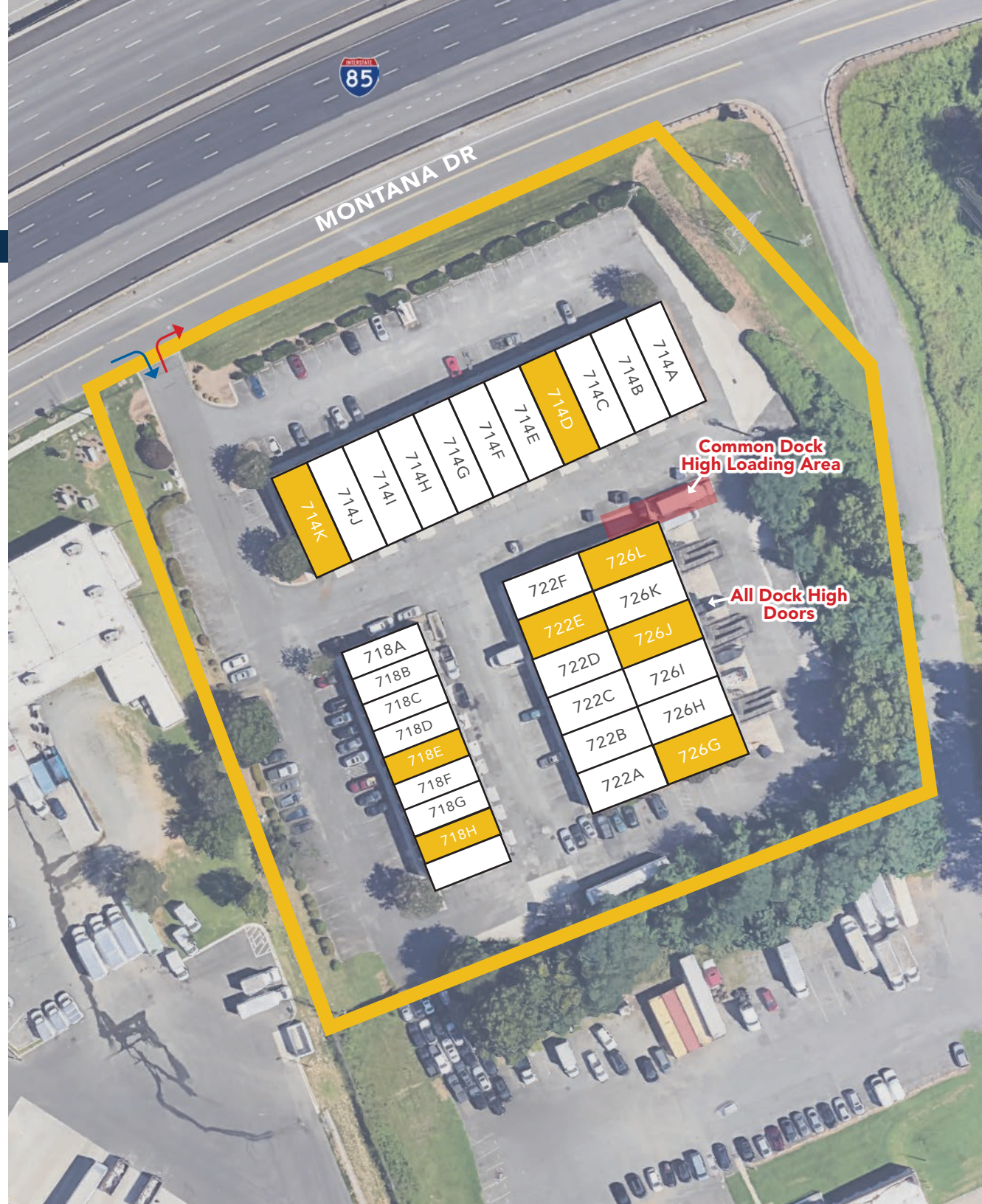
Building III

Suite 722E
+/- 1,250 SF

Suite 726G
+/- 1,250 SF

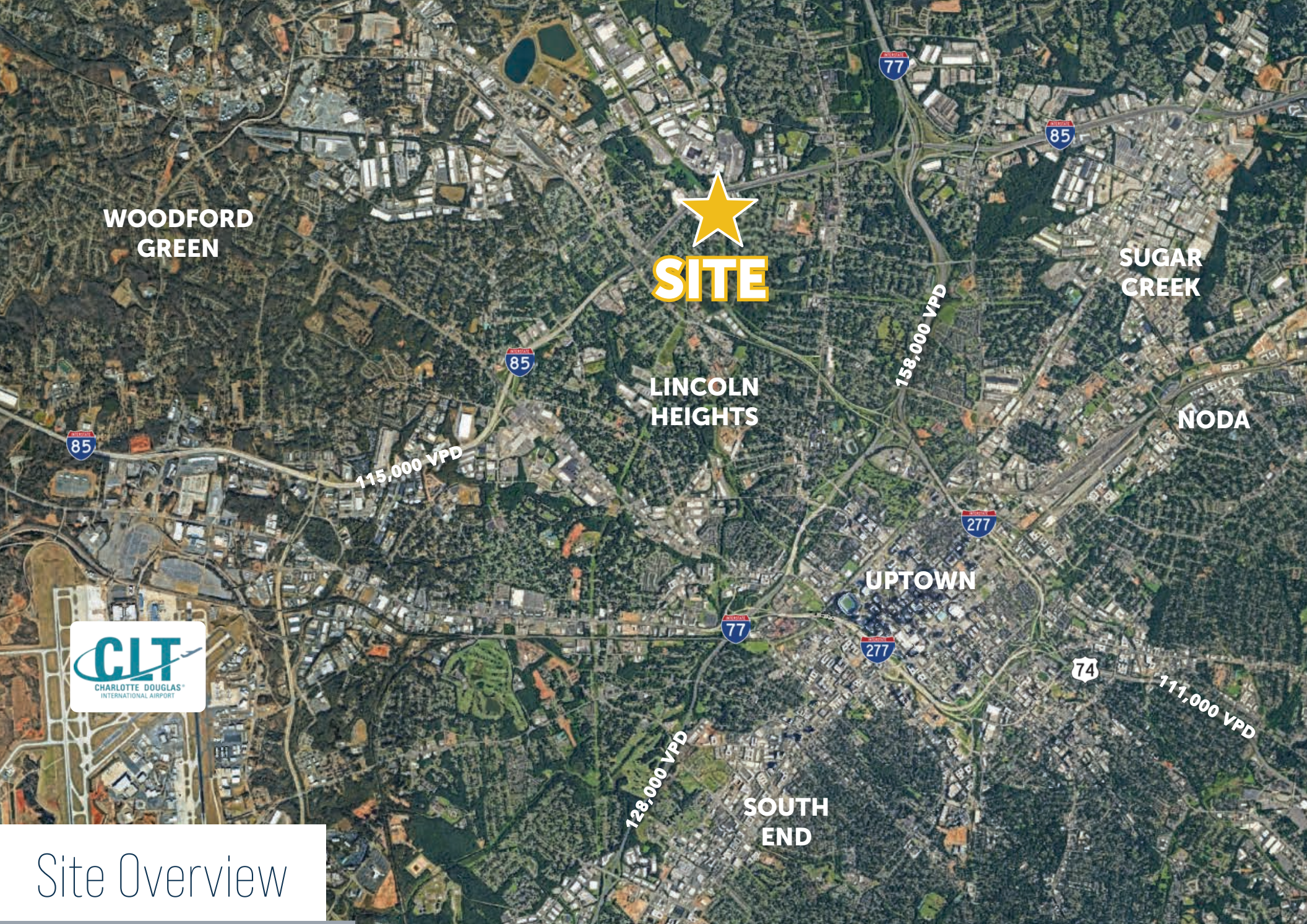
Suite 726J
+/- 1,250 SF

Suite 726L
+/- 1,250 SF





Property Photos



WOODFORD GREEN

SITE

SUGAR CREEK

LINCOLN HEIGHTS

NODA

115,000 VPD

158,000 VPD

UPTOWN



128,000 VPD

SOUTH END

111,000 VPD

Site Overview

UNIVERSITY
PARK

UPTOWN

OAKVIEW
TERRACE

Common Dock High
Loading Area

SITE

MONTANA DR

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