

For **Sale**

# Industrial or Office Building for Sale

5001 Sirius Lane, Charlotte, NC 28208

12,980

Total SF Available

Fully Conditioned

Warehouse

1.72

Total Acres

ML – 1 (ANDO)

Zoning

141-011-47

Parcel ID

Contact Broker

Sale Price

Colin Reed

Corporate Managing Director  
+1 704 414 7453  
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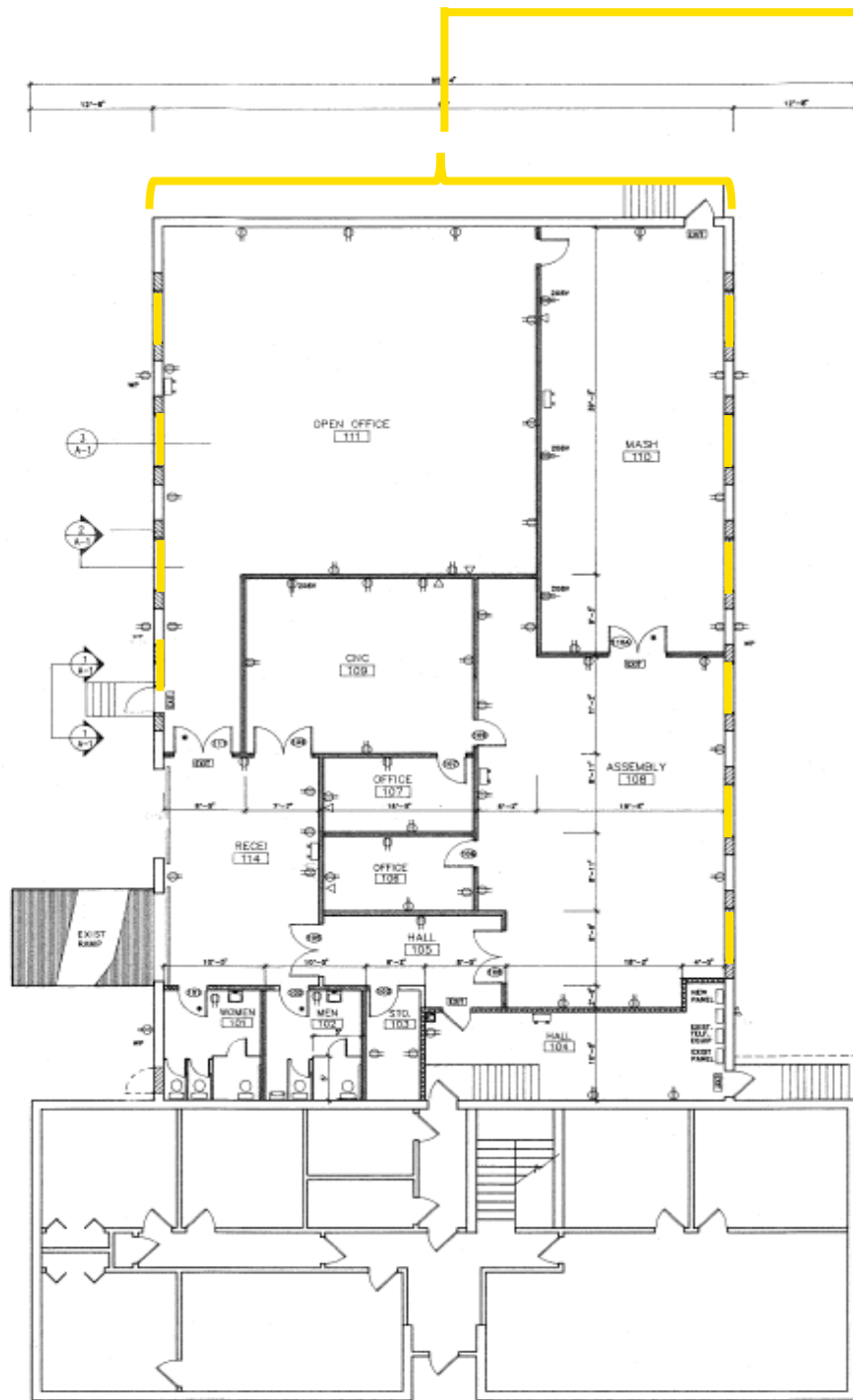
#### PROPERTY HIGHLIGHTS

Available SF	12,980 SF
Land Area	1.72 AC
Clear Height	Approximately 20' • Currently conditioned • Drop ceiling in place
Dock High	1 dock high door (Ability to add 9)
Drive-in	1 drive-in
Parking	19 spaces
Zoning	ML-1 (ANDO)

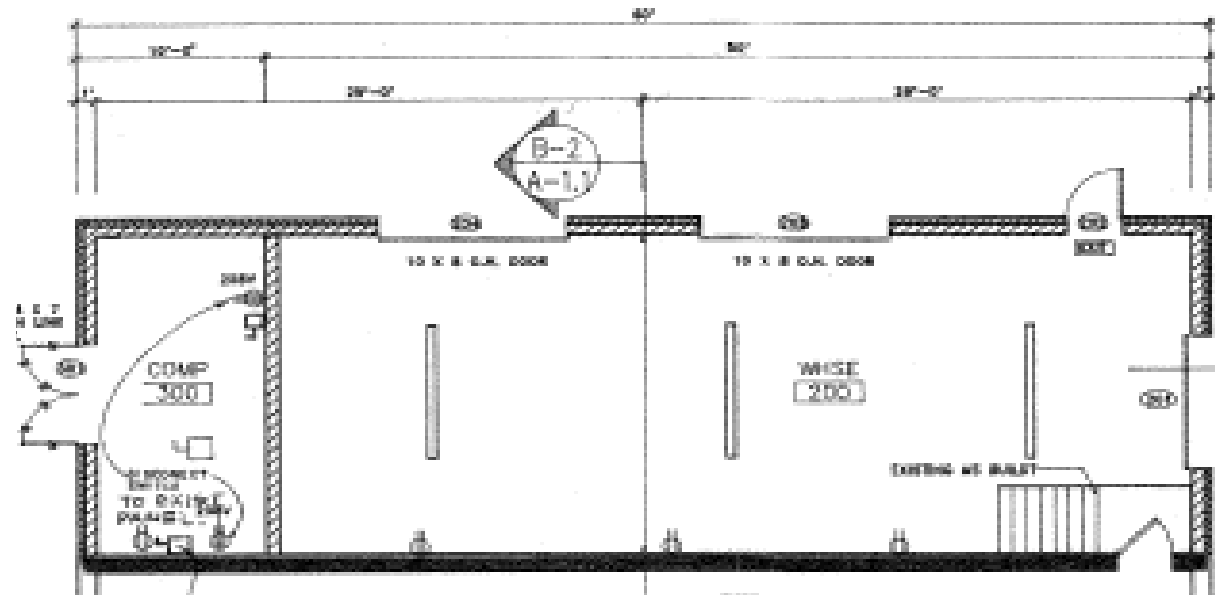
12,980 SF  
Total SF

CALL FOR  
PRICING





1st Floor Addition



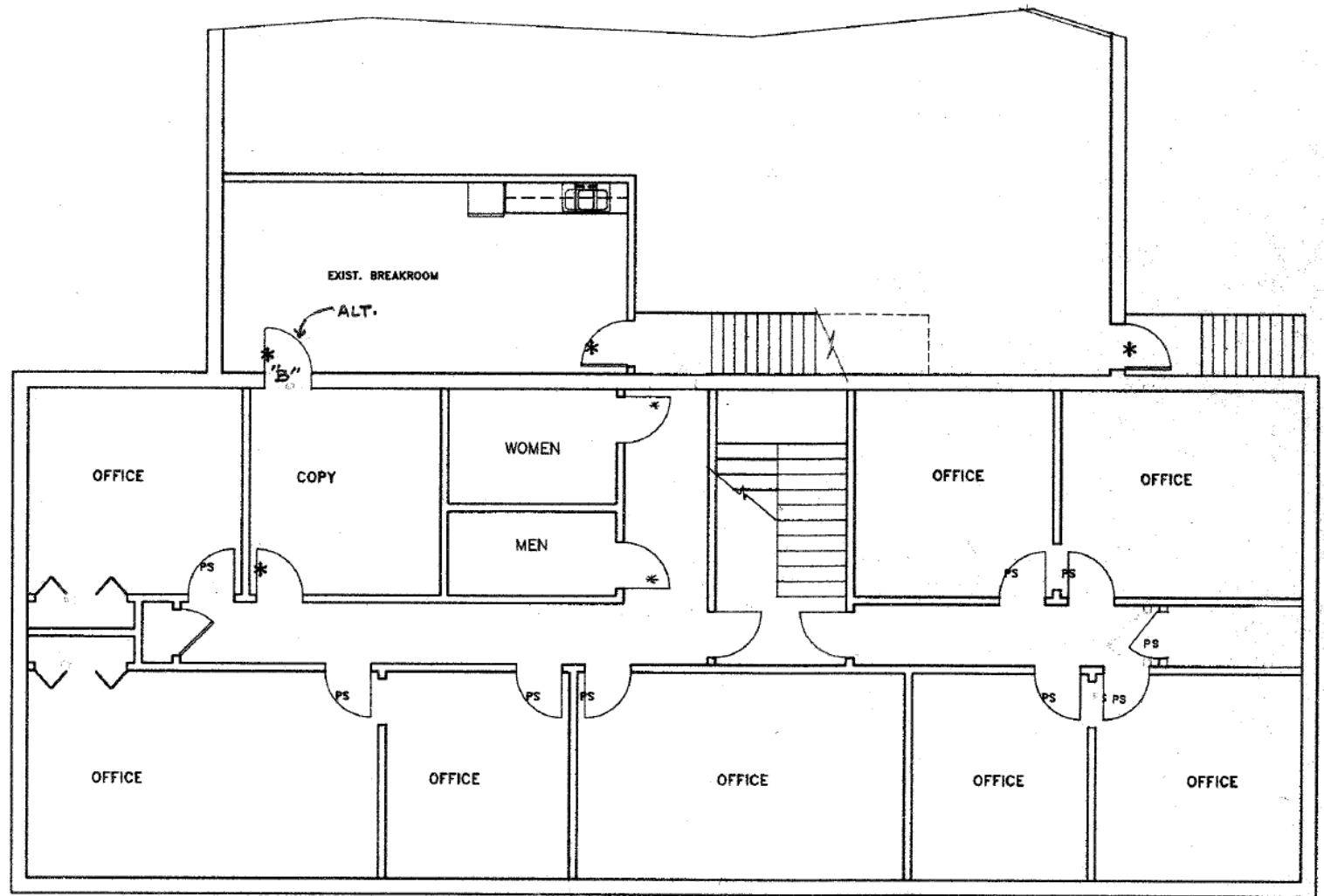
1st Floor

- 10 potential dock doors currently converted to windows (highlighted in yellow)
- Reception area
- Office space
- Warehouse/assembly space

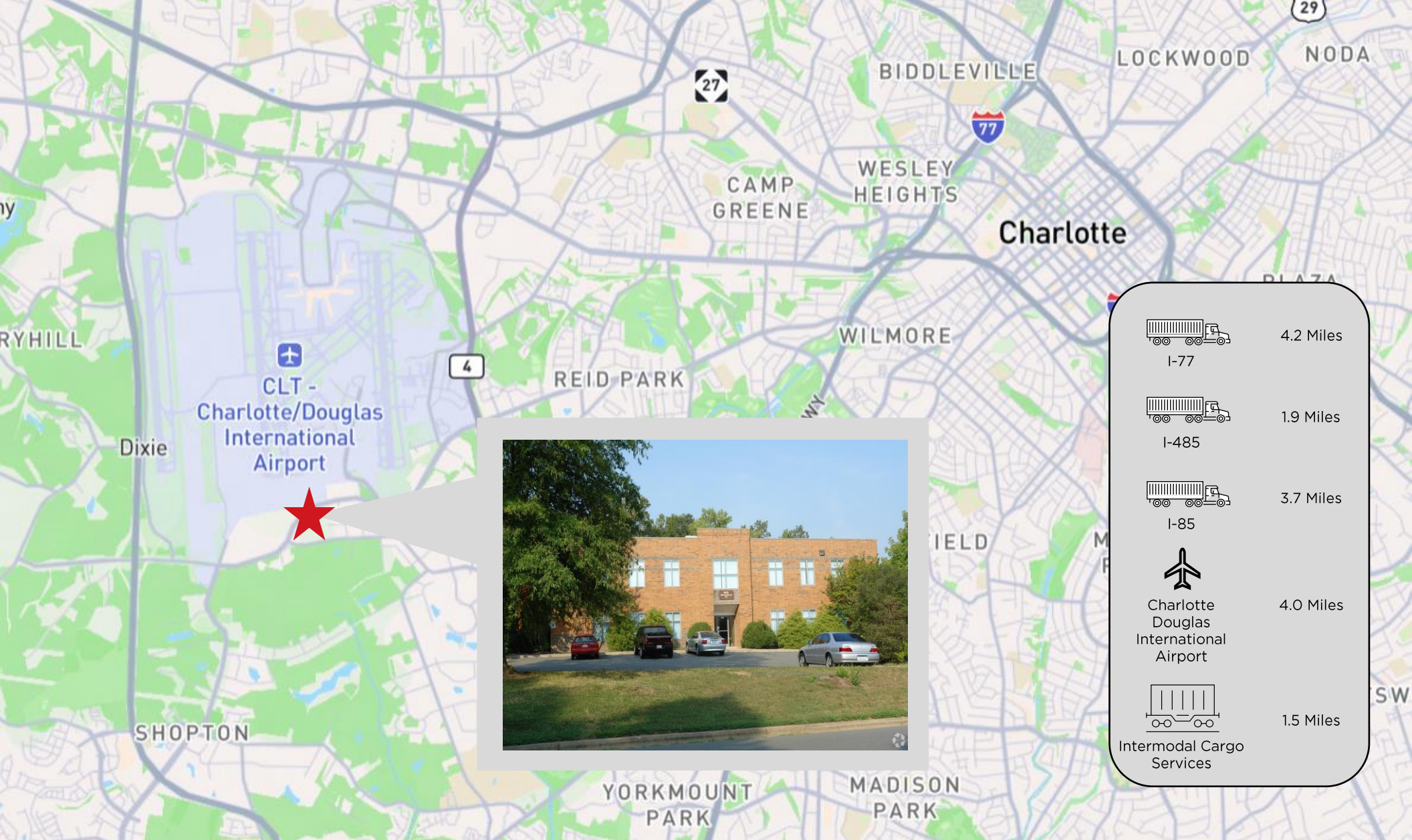


## 2nd Floor

- Private offices
- Existing breakroom







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