

INDUSTRIAL FOR LEASE

4820

Rozzelles Ferry Road, Charlotte NC



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com



Property Overview

Flexible warehouse/office complex with I2 zoning on 1.13 AC.

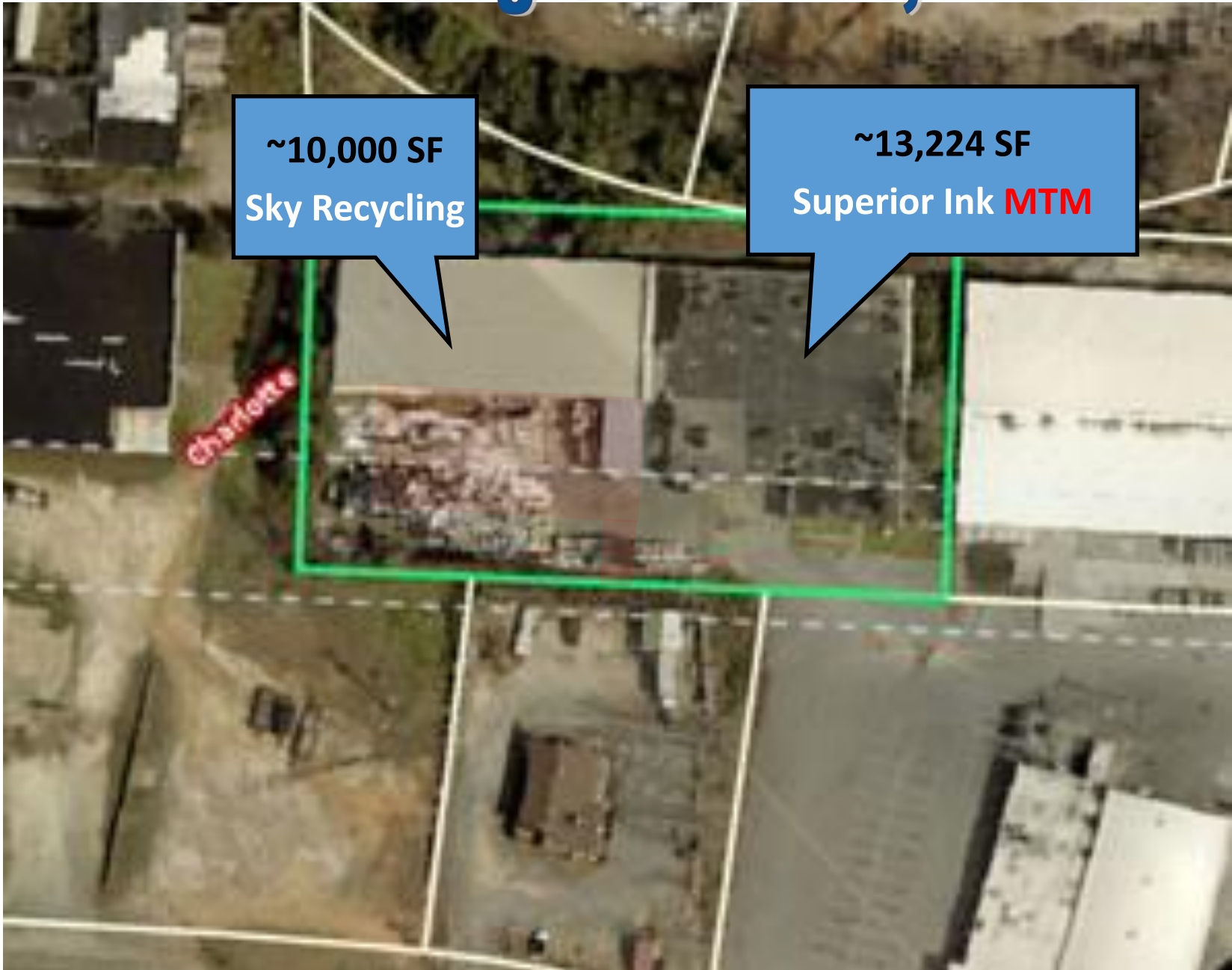
Building has just received a full exterior repaint and additional renovations coming pending new tenancy.

Space #1 features has 1 drive-in door (with shared covered outdoor staging area), 2 loading docks w/ levelers.

Warehouse has two lab/production office areas (~1,000 SF) alongside front executive offices (~1,000 SF).

Current tenant is operating MTM in the building. Please do not disturb!

Total building GLA is ~23,224 SF



~10,000 SF
Sky Recycling

~13,224 SF
Superior Ink **MTM**



204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com



Executive offices at front of building (~1,000 SF)



BVBELK
PROPERTIES

Space Availability 2021

Space	Size	Status	Tenant
#1	13,224	MTM	Superior Ink & Printing
#2	10,000	Leased	Sky Recycling

