



**INDUSTRIAL/OFFICE/FLEX SPACE | FOR LEASE**

**4038 HARTLEY STREET | CHARLOTTE**

Located in the heart of one of Charlotte's largest industrial areas, this building offers 1750+ SF\* of office/flex/warehouse within a fully fenced yard. Zoned ML-2, the property is perfect for contractors, landscapers and similar businesses.

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## PROPERTY INFORMATION

### SF\*

1,742 SF Total

- Additional 750 SF Covered canopy/outside storage
- 192 SF Office/bathroom
- 1,550 Warehouse/flex space
- Ability to add 400 SF additional office space within the warehouse

### ZONING

ML-2

### FEATURES

- One drive-in door, 10' x 8'
- Fully fenced in lot for outside storage such as vehicles and/or equipment
- Built in 1984
- Cul-de-sac location
- Forced air conditioning
- Area only within fenced enclosure is available for rent

### LEASE RATE

\$3,000/Month, NNN

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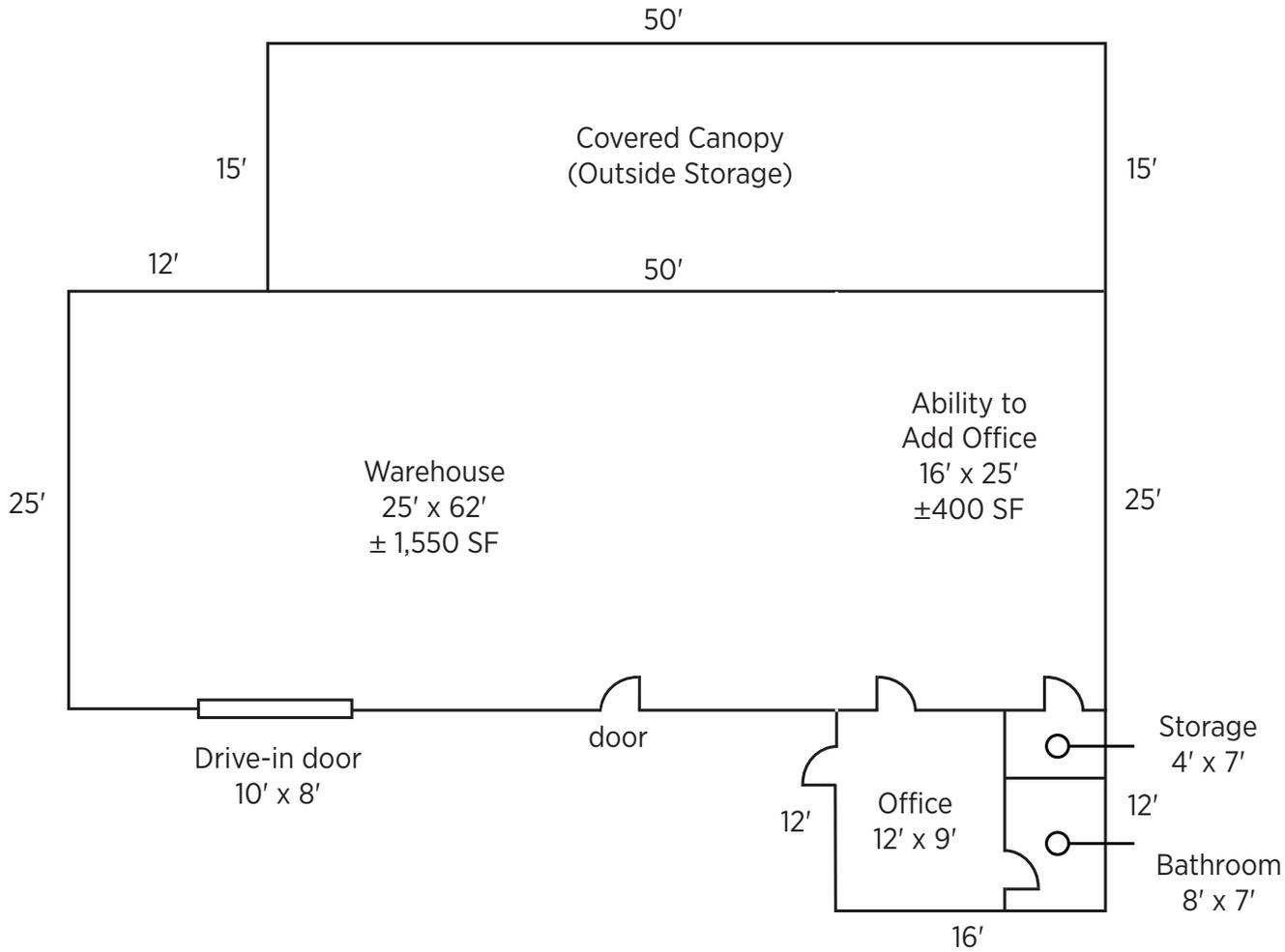
2216 Monument Street

Charlotte, NC 28208

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.