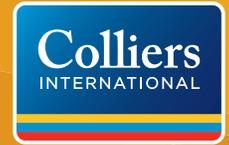


FOR LEASE > INDUSTRIAL BUILDING

1000 Exchange Street

1000 EXCHANGE STREET, CHARLOTTE, NC

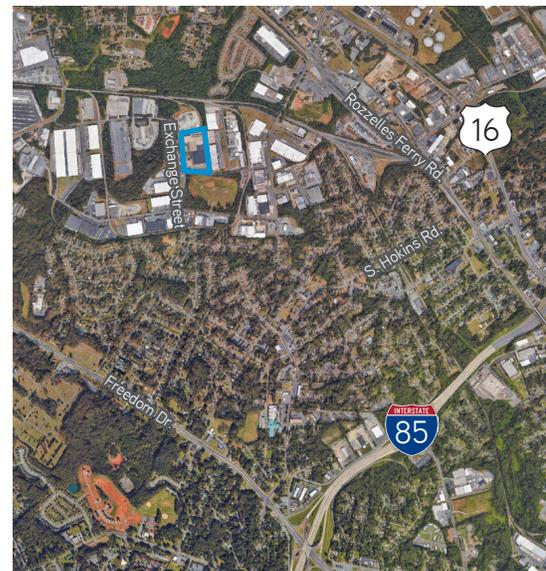


1000 Exchange Street >

±47,688 - 149,624 square feet available for lease located in the North submarket of Charlotte, NC. CSX rail service accessible directly behind the property. Situated 1.6 miles from Highway 16, 2.5 miles from Interstate 85, 4.7 miles from Interstate 485 and 4.6 miles from Interstate 77.

Building Amenities >

- > ±47,688 - 149,624 SF Available
- > 26 Dock High Doors with Pit Levelers
- > Rail served by CSX
- > Outside Storage Available
- > LED Lighting
- > Ceiling Height 20'-32.5'
- > Heavy Power
- > Zoned I-2 (Heavy Industrial)
- > Fully Fenced with Guard Shack
- > Lease Rate: \$3.75 PSF NNN

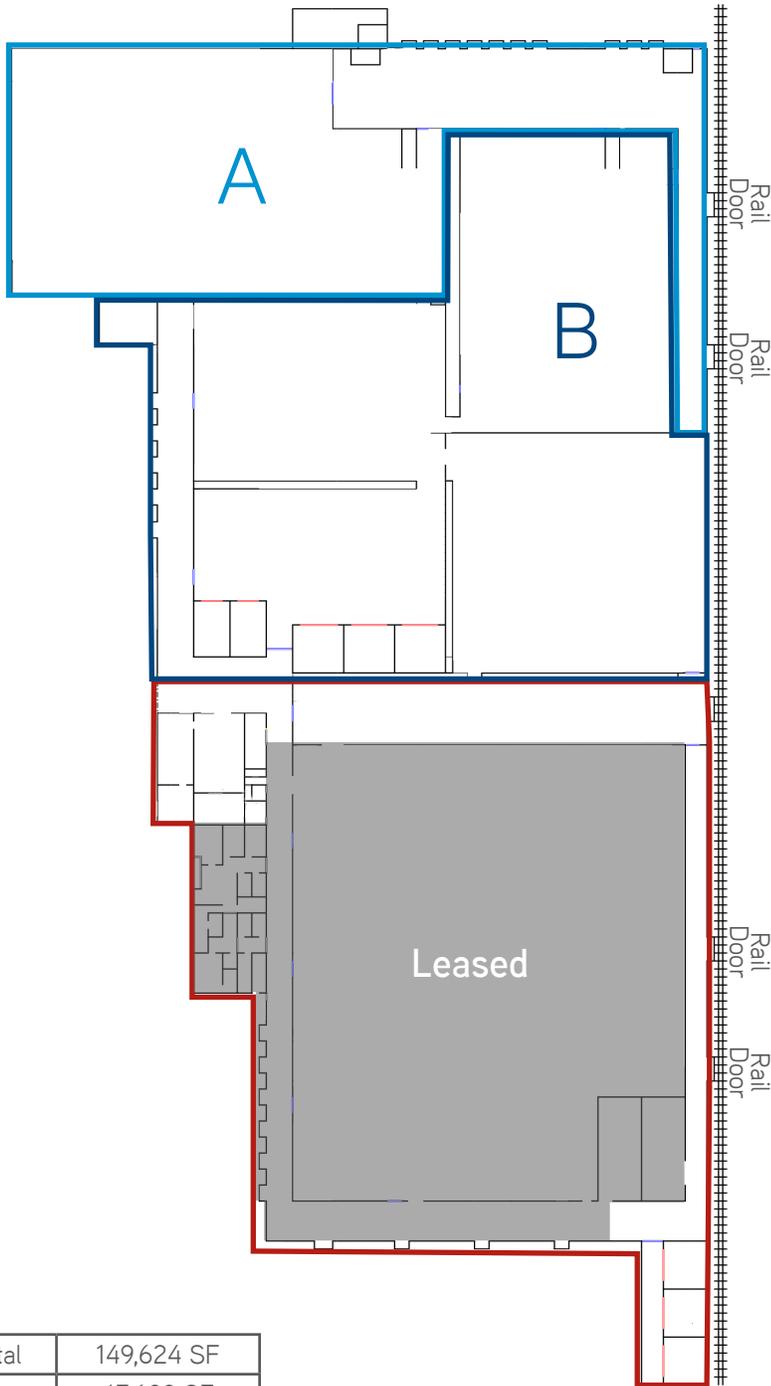


ROB SPEIR, SIOR
704 409 2370
CHARLOTTE, NC
rob.speir@colliers.com

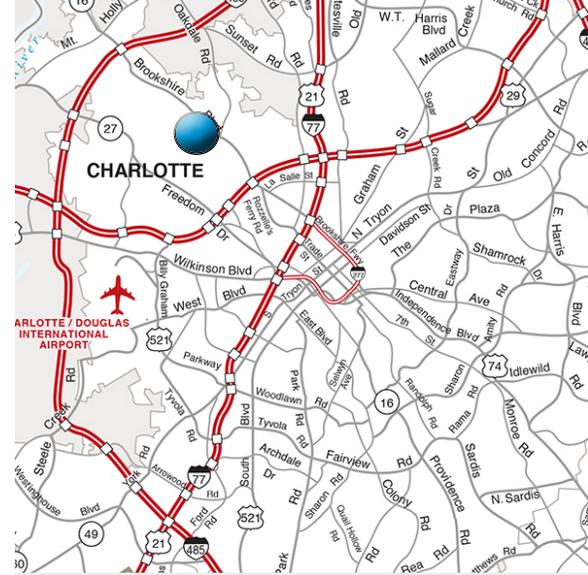
DON MOSS, SIOR | CCIM
704 409 2372
CHARLOTTE, NC
don.moss@colliers.com

COLLIERS INTERNATIONAL
301 S. College St, Suite 3350
Charlotte, NC 28202
www.colliers.com

Floor Plan >



Total	149,624 SF
A	47,688 SF
B	101,936-SF



Contact Us

ROB SPEIR, SIOR
 704 409 2370
 CHARLOTTE, NC
rob.speir@colliers.com

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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant representative.

