

3034

Griffith Street
Charlotte, NC



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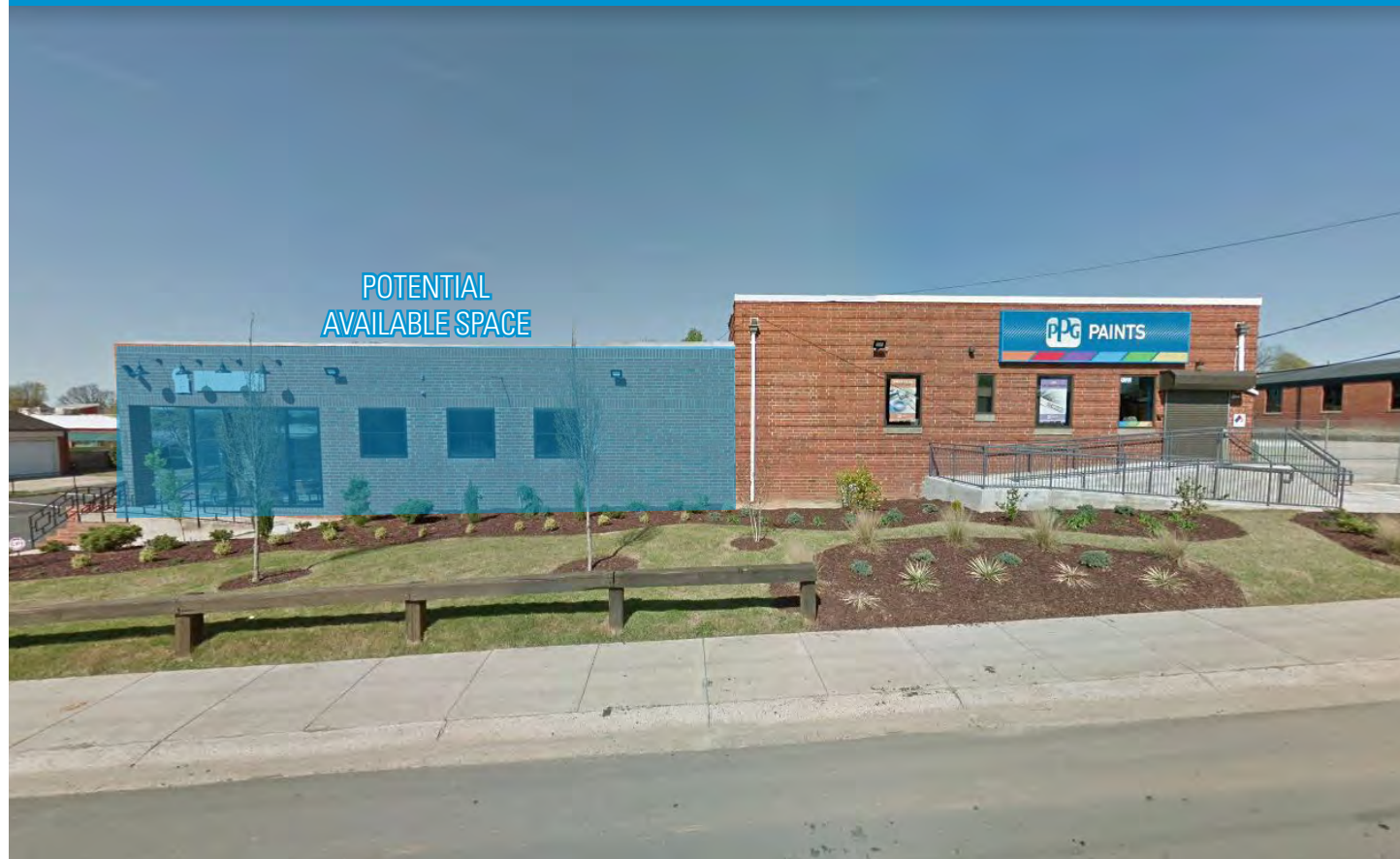


BUILDING FEATURES

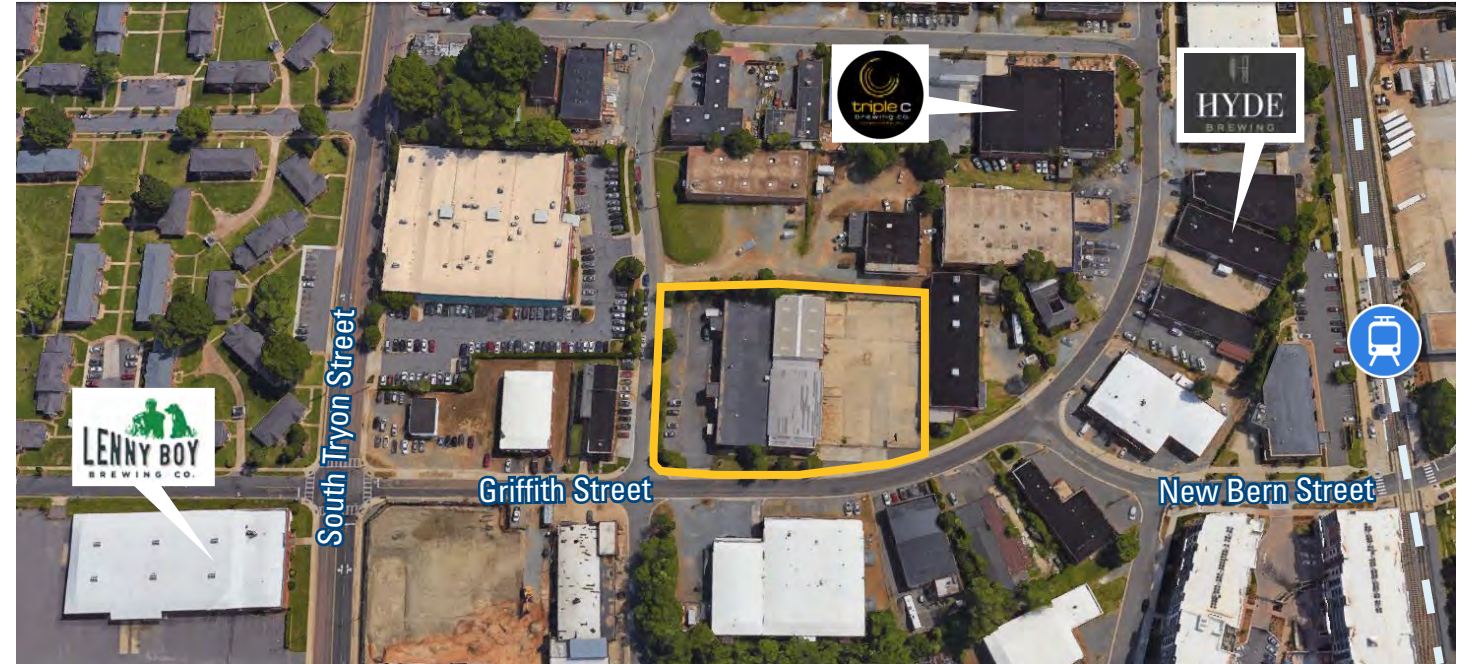
- 23,484 SF Building For Sale
- 12,352 SF Available for Owner/User/Tenant
- 1.598 Acres
- I-2 Zoning
- Potential for Parking Ratio of 3.5/1,000 SF or Greater
- In-place Lease on 11,132 SF with PPG Paint with 7 Years Remaining on Term
- Outstanding Location in the Heart of Southend for Office or Retail User
- Walking Distance to New Bern Lynx Light Rail Stop
- Call for Pricing



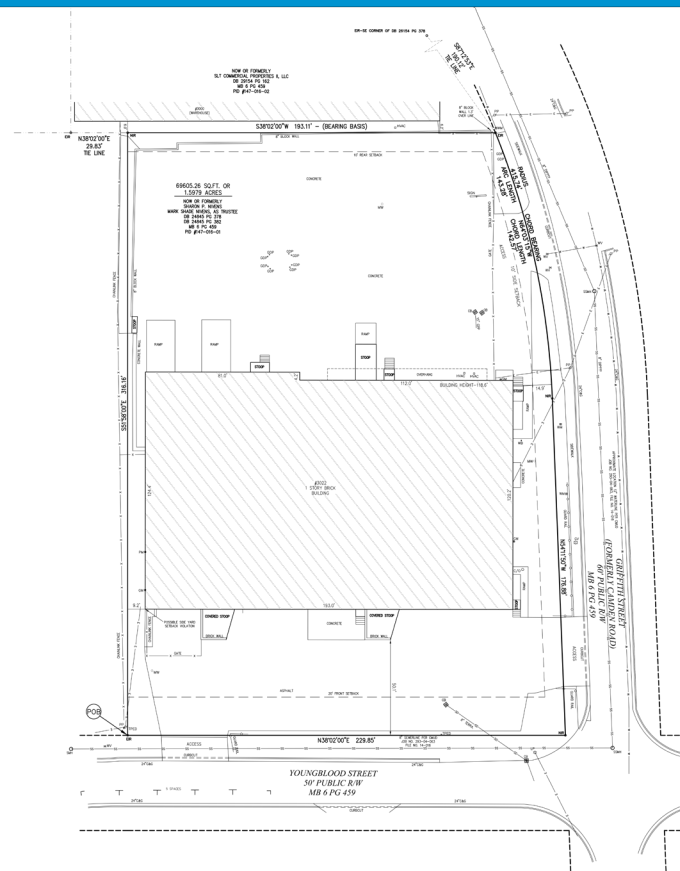
EXTERIOR PHOTO



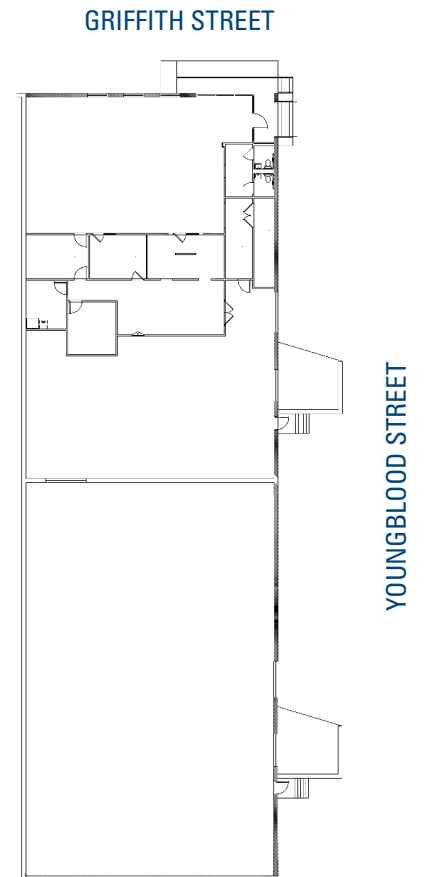
PROPERTY AERIAL



PROPERTY SURVEY



POTENTIAL AVAILABLE SPACE PLAN



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