



IOS For Lease

3901 N Graham St  
Charlotte, NC 28206

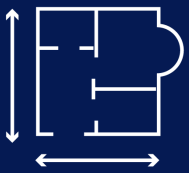
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# The Property

## Highlights

- Centrally located, connected, and ready for growth—3901 N Graham St offers a high-functioning industrial location with unbeatable access and tenant demand.
- Located within a well-connected industrial corridor with quick access to all major interstates and regional arteries.
- Excellent road access and fits squarely within Charlotte's broader industrial expansion zones.
- Access to Charlotte Douglas International Airport (CLT) is ~11 miles away



**±7,800 SF**



**ML-2**

## Details

Ownership plans to construct a new structure on site with the building specifications below. Construction is estimated to commence in Q4 2025 and finish in Q3 2026.

<b>Delivery:</b>	Estimated Q3 2026	<b>Yard:</b>	Graveled
<b>Building:</b>	±7,800 SF	<b>Loading:</b>	<b>Drive-in Doors:</b> (4) Drive-through bays with 14' x 16' Drive-In Doors
<b>Total Acres:</b>	±4.82 Acres	<b>Security:</b>	Gated, fenced, lit
<b>Office:</b>	±1,500 SF	<b>Utilities:</b>	Water, sewer, gas, electric
<b>Warehouse:</b>	±6,300 SF	<b>Electric:</b>	277/480V / 400-amp / 3-phase
<b>Zoning:</b>	ML-2		

Planned



Current



# Location Map



## Contact Us

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The Colliers logo consists of the word "Colliers" in a white serif font on a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

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