

17,851 SF FREE STANDING BUILDING



AVAILABLE FOR SALE OR LEASE

**2900 INTERSTATE ST.
CHARLOTTE, NC 28208**

JUSTIN SMITH

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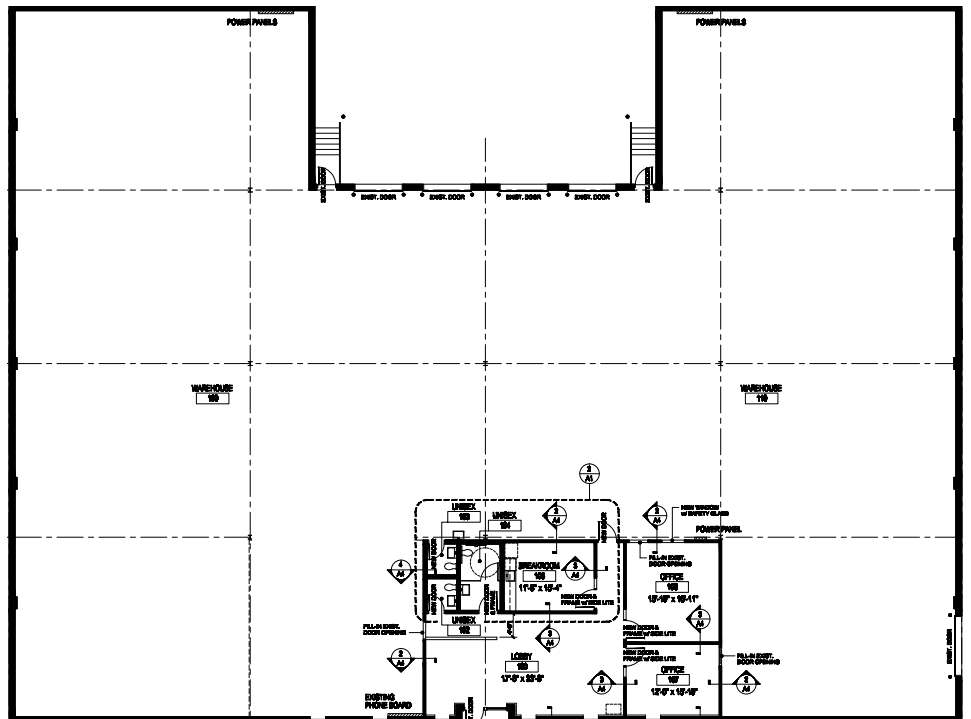


Key Features/Highlights >

- > 17,851 SF Total
- > 1,500 SF Office Space
- > 1.08 Acres
- > (4) Dock Positions w/
Edge of Dock Levelers
- > (1) 8' x 10' Drive In Door
- > 18' Ceiling Height
- > 30' x 40' Column Spacing
- > Large Truck Court (120')
- > Full Breakroom includes a
Refrigerator & Dishwasher
- > Zoned I-1 (Light Industrial)
- > LED Lighting
- > Parcel ID: 06108143
- > Available for Sale or Lease
- > Lease Rate: \$6.25 PSF (NNN)
- > TICAM: \$0.72 PSF
- > Sale Price: \$80.00 PSF



A wide-angle photograph of a large industrial warehouse interior. The space features a high ceiling with exposed steel trusses and several large, white roll-up doors. A smaller, solid black door is visible on the right side of the main door row. The floor is a smooth, light-colored concrete. The lighting is provided by large, rectangular industrial fixtures mounted on the ceiling.



1.3 Miles to I-85

2.9 Miles to Charlotte Douglas Int'l Airport



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