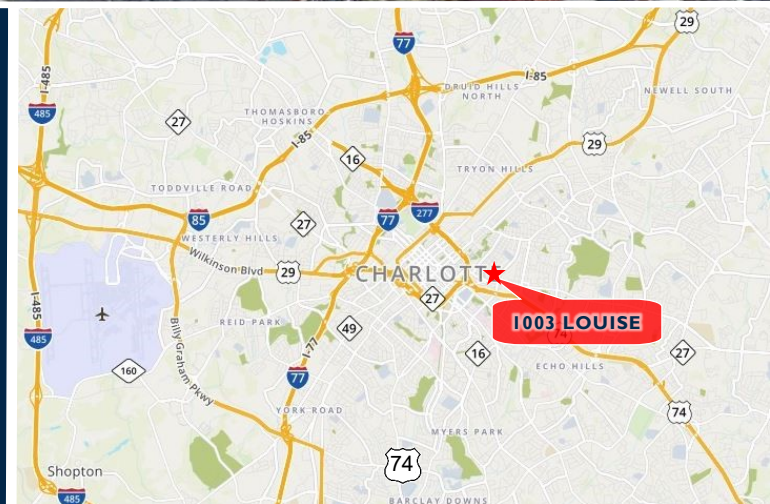


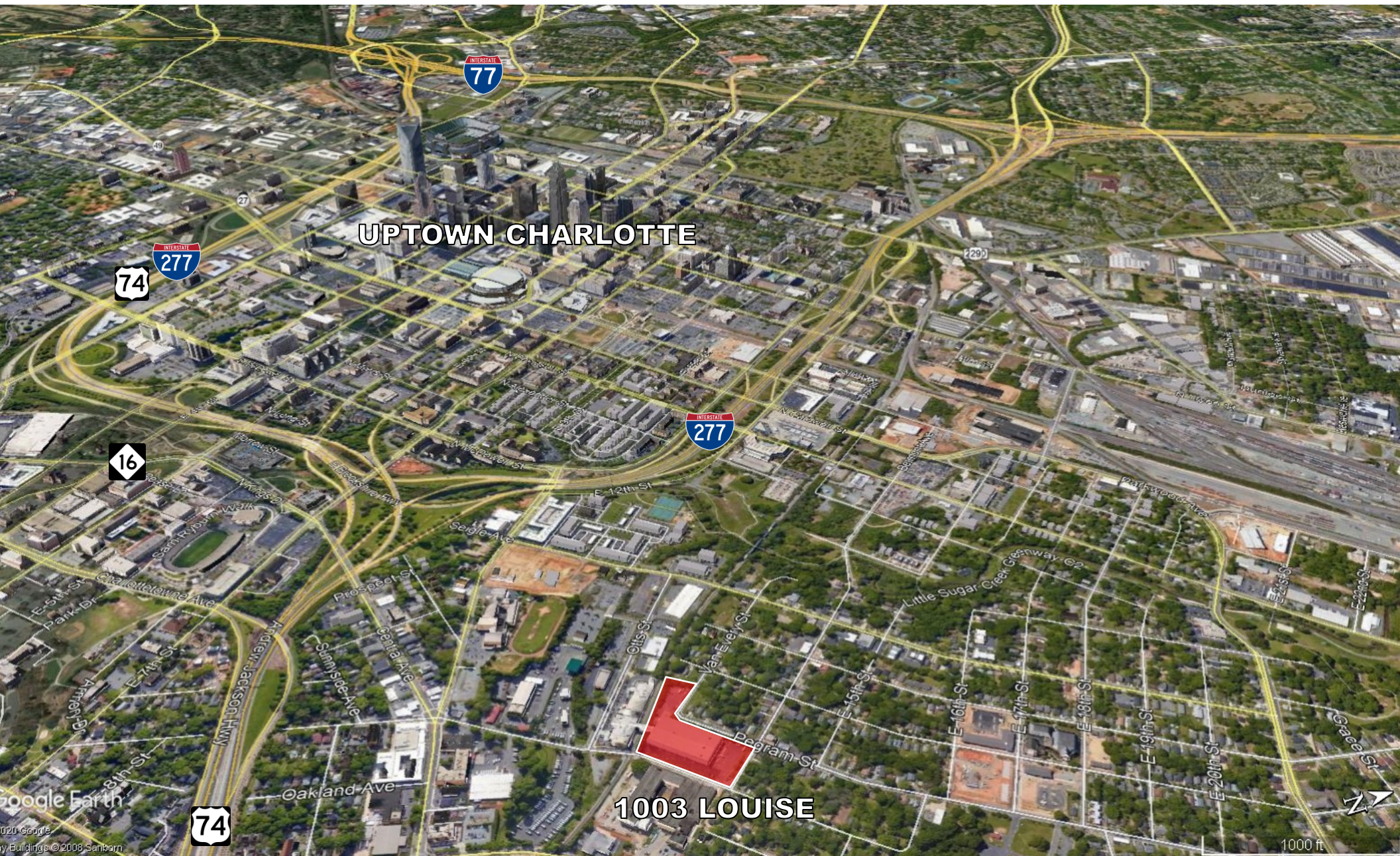
URBAN INDUSTRIAL / FLEX FOR LEASE

1003 LOUISE AVENUE • CHARLOTTE • NORTH CAROLINA • 28205



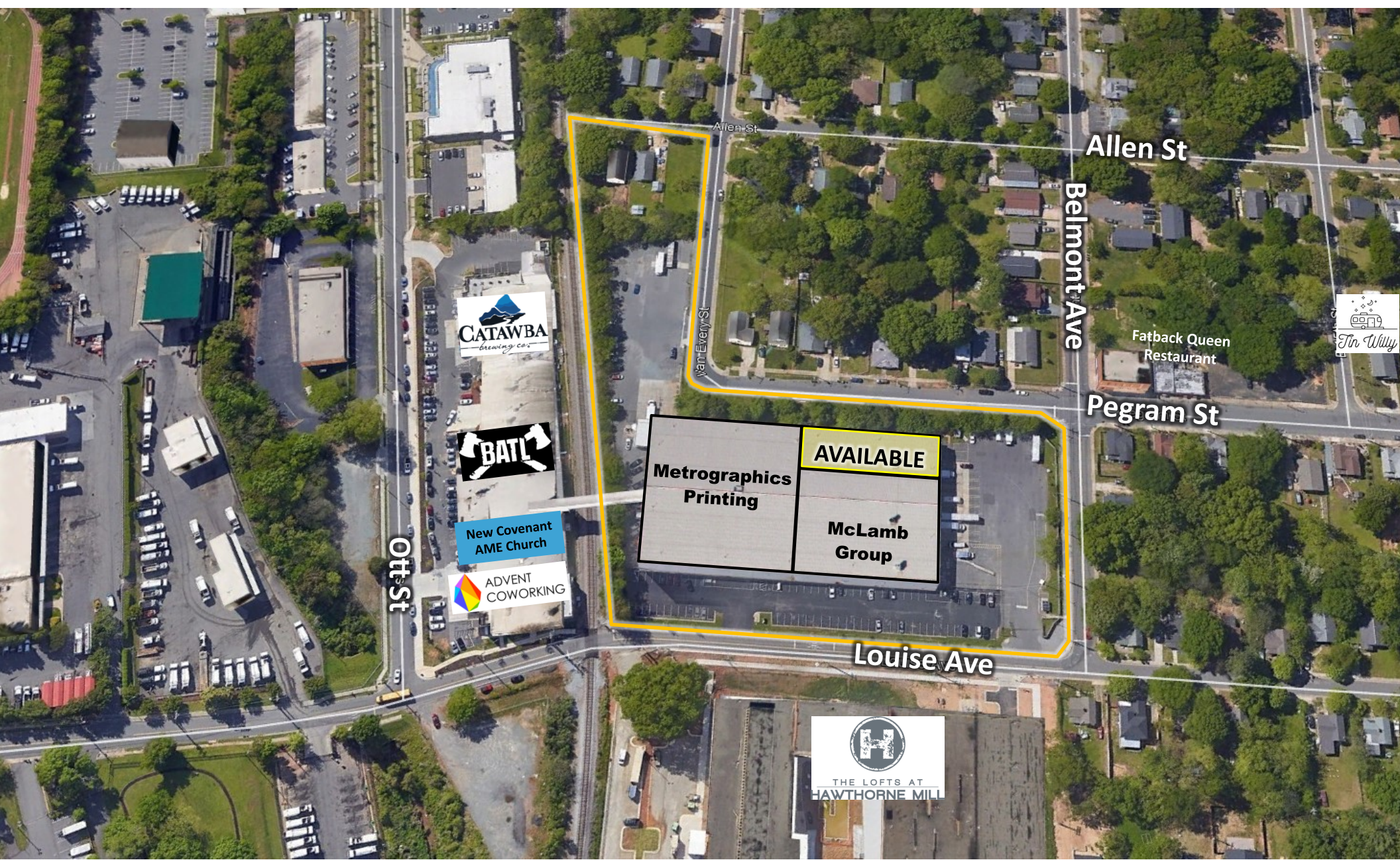
- ◆ 12,375 sf warehouse plus 1,690 sf office, total 14,065 sf
- ◆ Four dock high doors; 3 with levelers
- ◆ 36' ceiling height; 12' stacking height; Wet sprinkler system
- ◆ Zoned 1-1 (CD) / I-2; Available now; Term negotiable
- ◆ Large fenced secured truck court with parking
- ◆ Excellent urban location east of uptown Charlotte with easy highway access
- ◆ Highly walkable area close to transportation, restaurants, parks, etc.



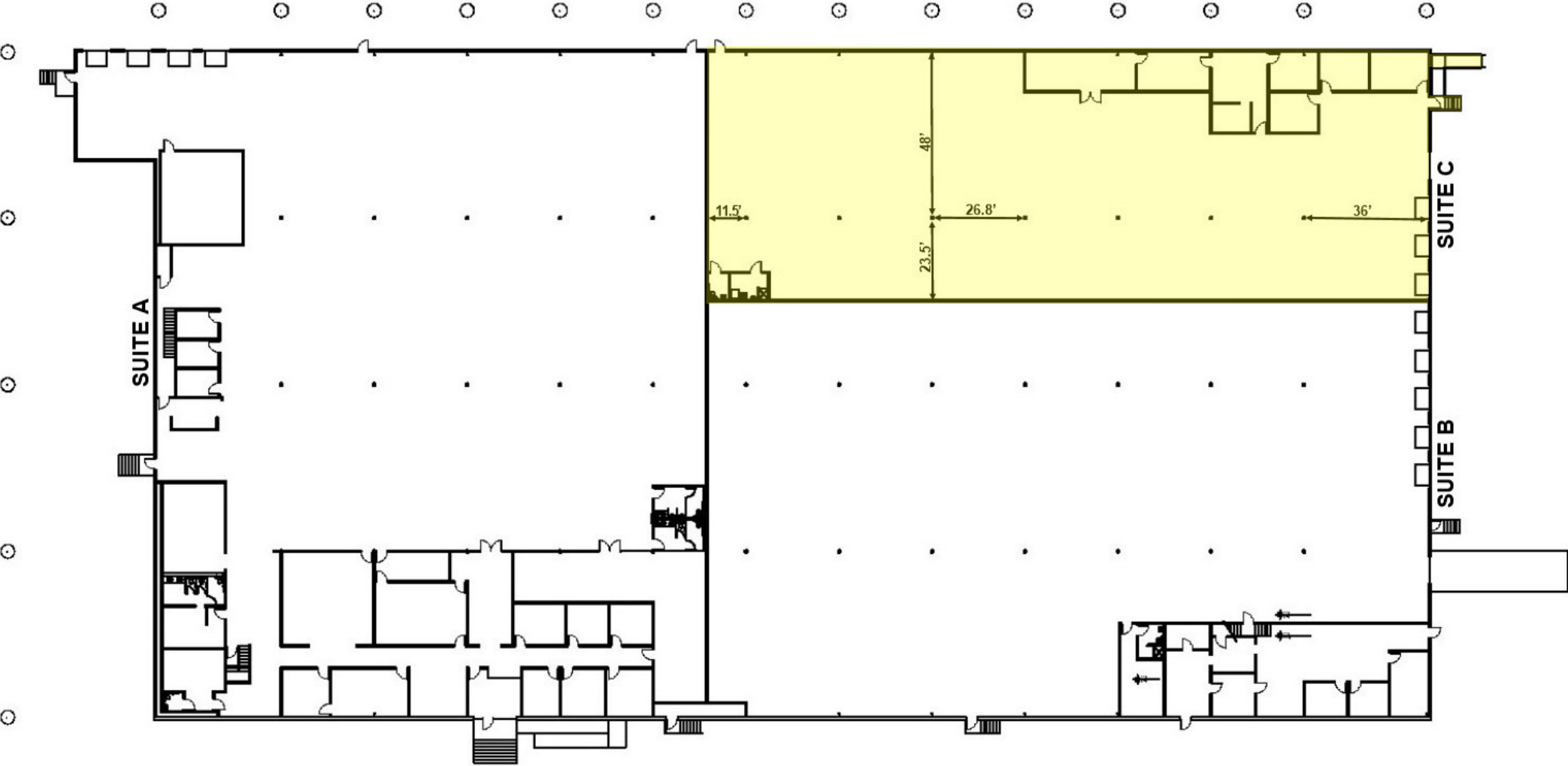


UPTOWN CHARLOTTE

1003 LOUISE



±14,065 SF AVAILABLE



AREA NEIGHBORHOODS

