

**6924 ORR ROAD | CHARLOTTE, NORTH CAROLINA**



**±116,000 SF FOR LEASE | LAST MILE INDUSTRIAL FACILITY**

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# 6924

## ORR ROAD

### Charlotte, NC 28213

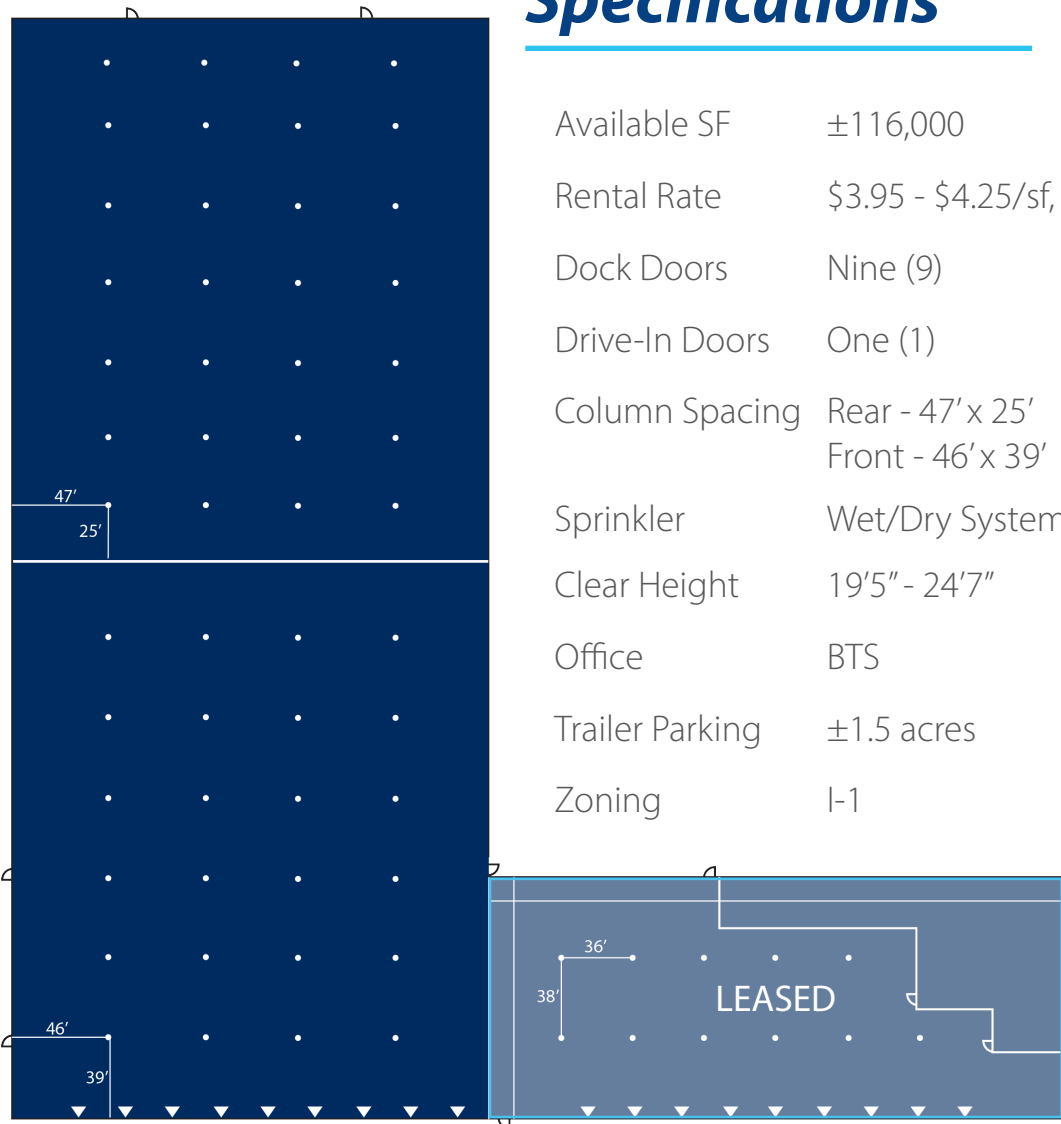
## Opportunity

This 149,810 sf last mile, e-commerce industrial facility has ±116,000 sf available for lease. Located just north of the Central and Atando submarkets, this Class B distribution facility offers a centrally located opportunity within the Charlotte market. The property is 3.5 miles from I-85 and sits on 11.45 acres which can accommodate 100 trailer parks on site.

## Specifications

Available SF	±116,000
Rental Rate	\$3.95 - \$4.25/sf, NNN
Dock Doors	Nine (9)
Drive-In Doors	One (1)
Column Spacing	Rear - 47' x 25' Front - 46' x 39'
Sprinkler	Wet/Dry System
Clear Height	19'5" - 24'7"
Office	BTS
Trailer Parking	±1.5 acres
Zoning	I-1

## Proposed Rear Truck Court



ORR ROAD

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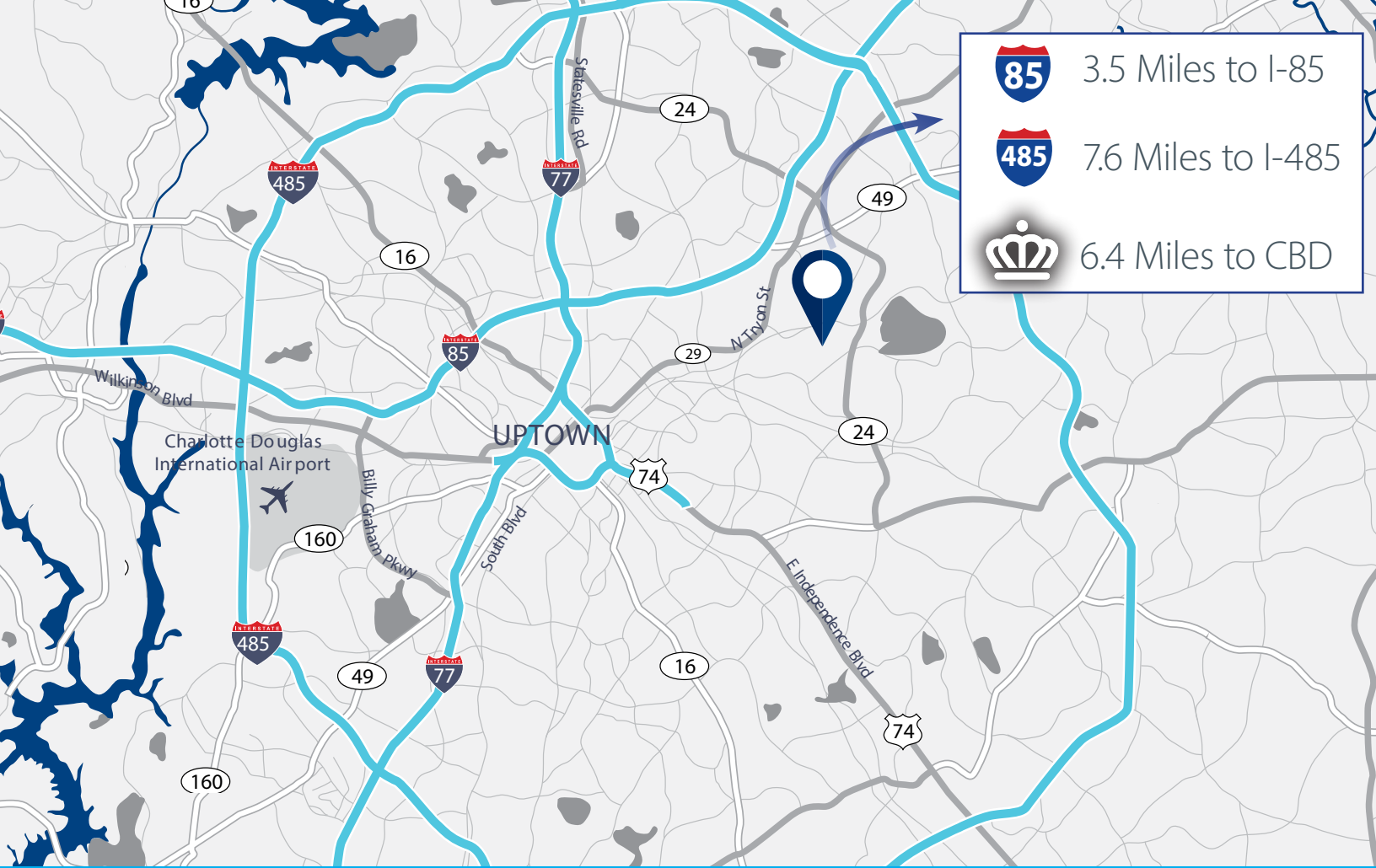
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