



**FOR SALE 9204 Lakebrook Rd Charlotte, NC 28214**



### Property Highlights:

- I-85 Visibility/Signage (+/-538' of Frontage)
- Direct Access to I-85 & I-485 Interchange
- Less than 4 miles to CLT Airport
- 17.5' & 18' Warehouse Center Heights
- (2) Dock-High Doors
- (3) Oversized Drive-In Doors
- Warehouse Partially-Conditioned
- I-1 CD Zoning
- Sufficient Parking & Fully Fenced
- Private offices and Conference Area

**± 24,137 SF Standalone Building**  
**± 22,882 SF Warehouse**  
**±1,255 SF Office**  
**+/-1.93 Acres**

Mecklenburg Parcel IDs: 05322108 / 05322107

**Sales Price: \$1,575,000**

### For more information

Daniel Marsha - 704.347.4676 ext. 203  
Daniel@WhitesideIndustrial.com