

±8 miles to Charlotte CBD



7349 STATESVILLE RD
CHARLOTTE, NC



For Sale

±49,969 SF FLEX, R&D, OFFICE, INDUSTRIAL SPACE

- 23 total acres with surplus land for building expansion, parking expansion, or future development
- Ample parking with room for expansion capacity
- I-1 Zoning
- Wet sprinkler system
- ±1 mile to I-77
- ±3 miles to I-485
- ±4 miles to I-85
- ±8 miles to Charlotte CBD
- ±12 miles to CLT Douglas Int'l Airport
- ±17 miles to Lowe's HQ
- ±35 miles to I-40



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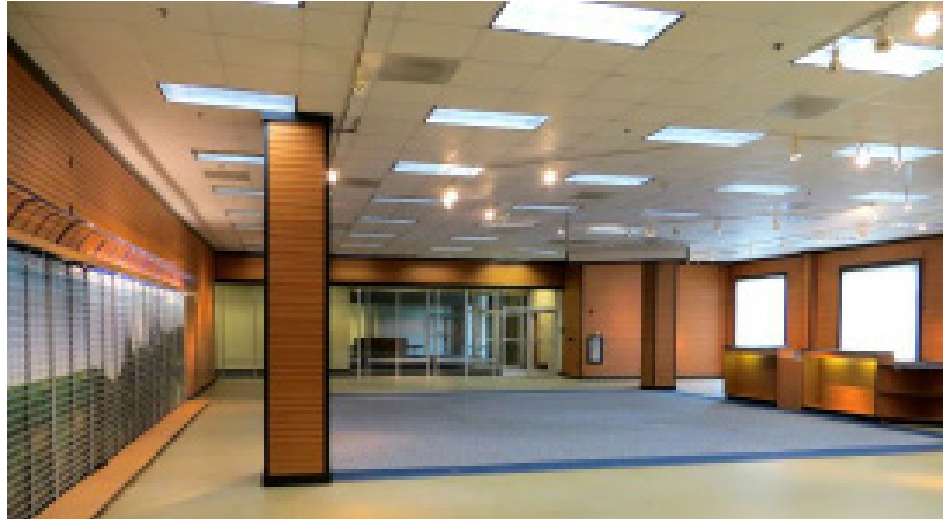
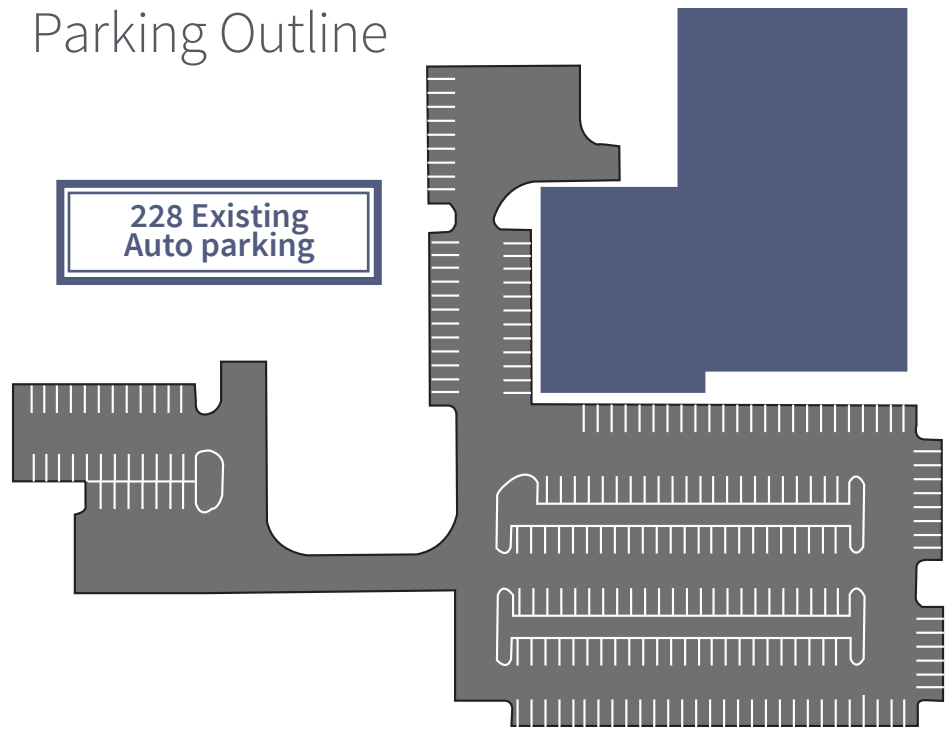
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Building Specs

- **Available:** ±49,969
- **Built:** 2001
- **Zoning:** I-1
- **Acres:** 23.61
- **Ceiling Height:** 12'
(under ceiling tile)
- **Fire protection:** Wet Sprinkler System
- **Power:** (2) 2000 Amp panels 277/480v
- **Parking:** 228 Auto striped parking spots with room for expansion
- **Data Wiring:** Fully wired with Cat5 & Cat6
- **Parcel number:** 03719219
- **Construction:** Masonry
- **Sale rate:** \$6,200,000

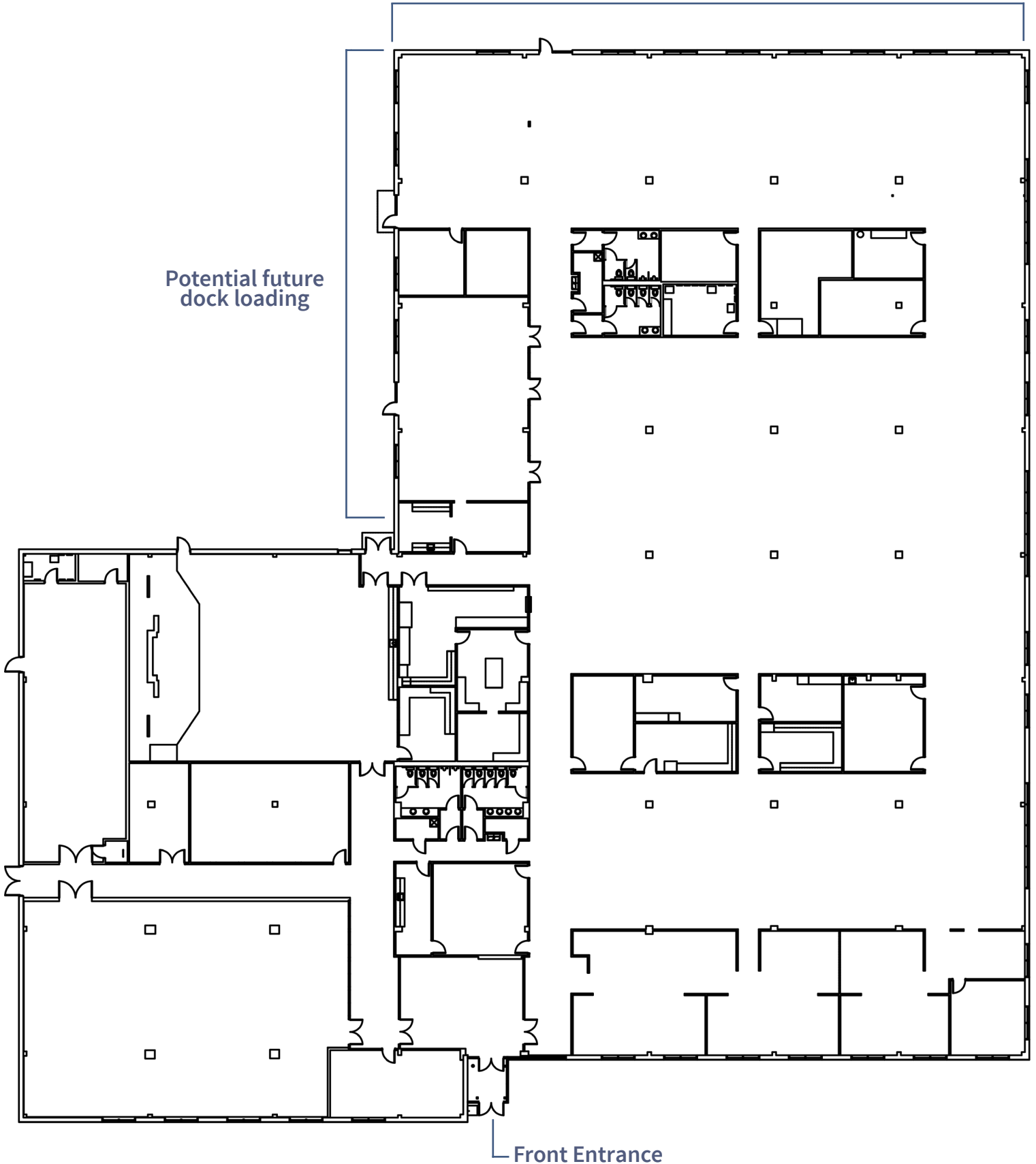
Parking Outline



Floor Plan

Potential future dock loading

Potential future dock loading



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CORPORATE NEIGHBORS

SUBJECT PROPERTY



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