

**AVISON  
YOUNG**

Charlotte, NC 28269

6001 Harris Technology Blvd



Industrial Building Available for Lease or Sale

±12,621 sf Available

For additional information, please contact:

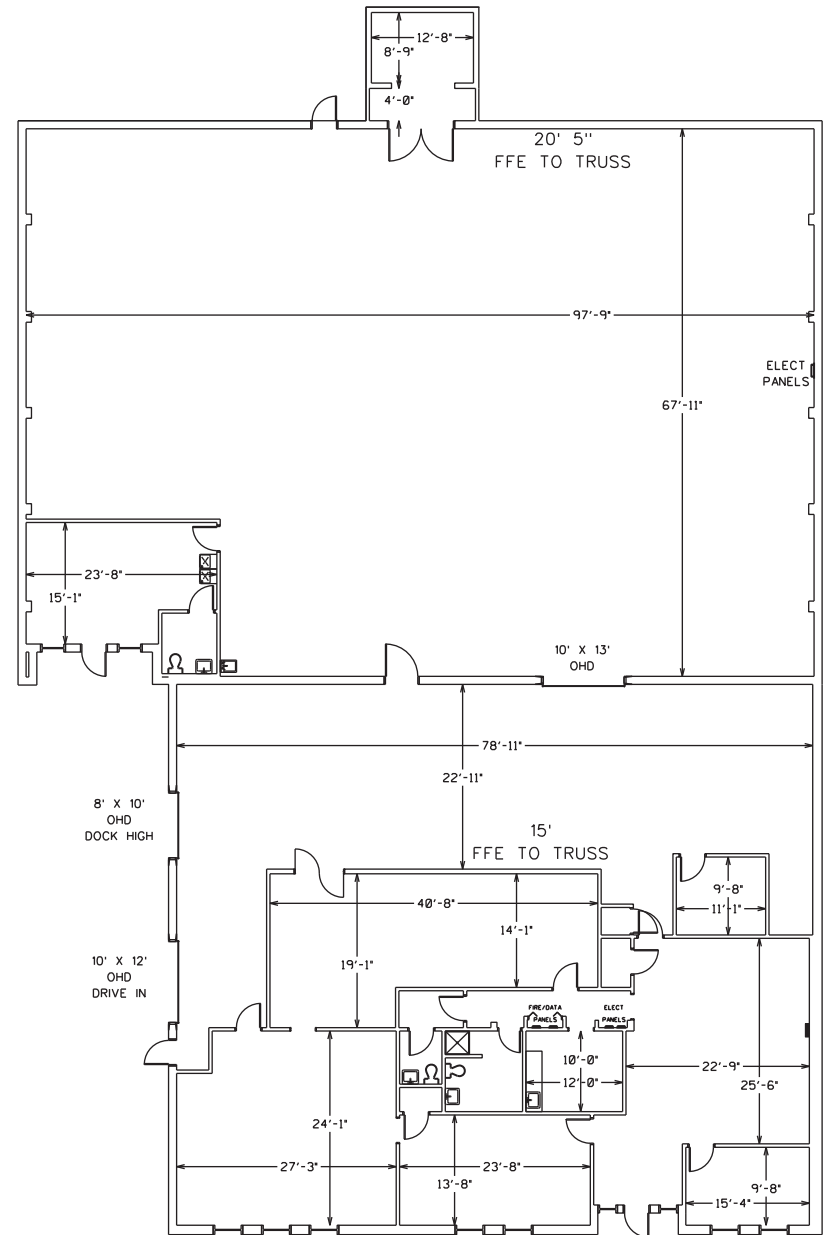
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521 E Morehead Street  
Suite 101  
Charlotte, NC 28202  
704 531 5550

BUILDING SPECIFICATIONS:

Property Size:	±12,621 sf
Warehouse:	±9,326 sf
Office/Lab:	±3,295 sf
Site Size:	1.145 acres
Zoning:	Heavy Industrial - I2 CD
Year Built:	1991
Roof:	Replaced in 2018
Clear Height:	16'9" Front Warehouse 21'4" Back Warehouse
Loading Docks:	One (1) 8' x 10' Dock High Door One (1) 10' x 12' Dock High Door w/ Ramp
Structure:	Masonry
HVAC:	Office/Lab: 100% Conditioned
Lighting:	T-5
Parking	±15 Spaces
Sales Price:	<b>\$1,575,000</b>
Lease Rate:	<b>\$9.50/sf NNN</b>



6001 HARRIS TECHNOLOGY BLVD  
12,621 TOTAL SF  
3,295 SF OFFICE/LAB

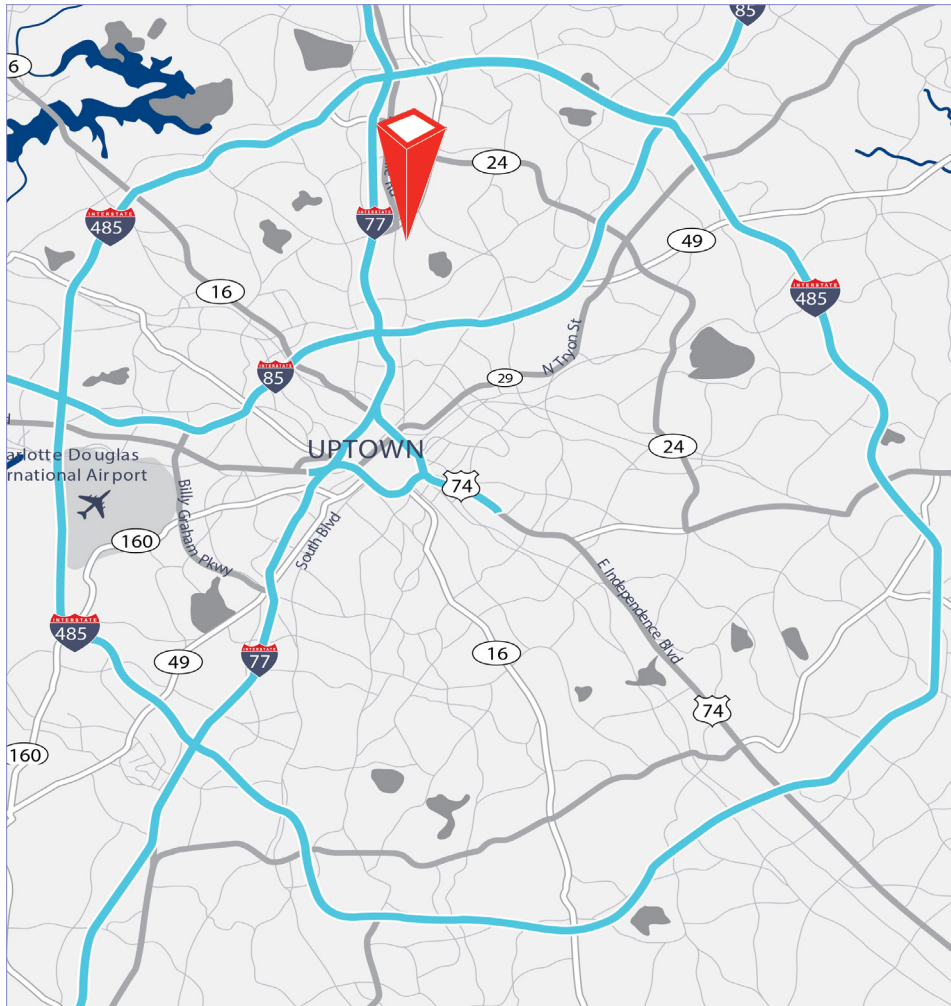
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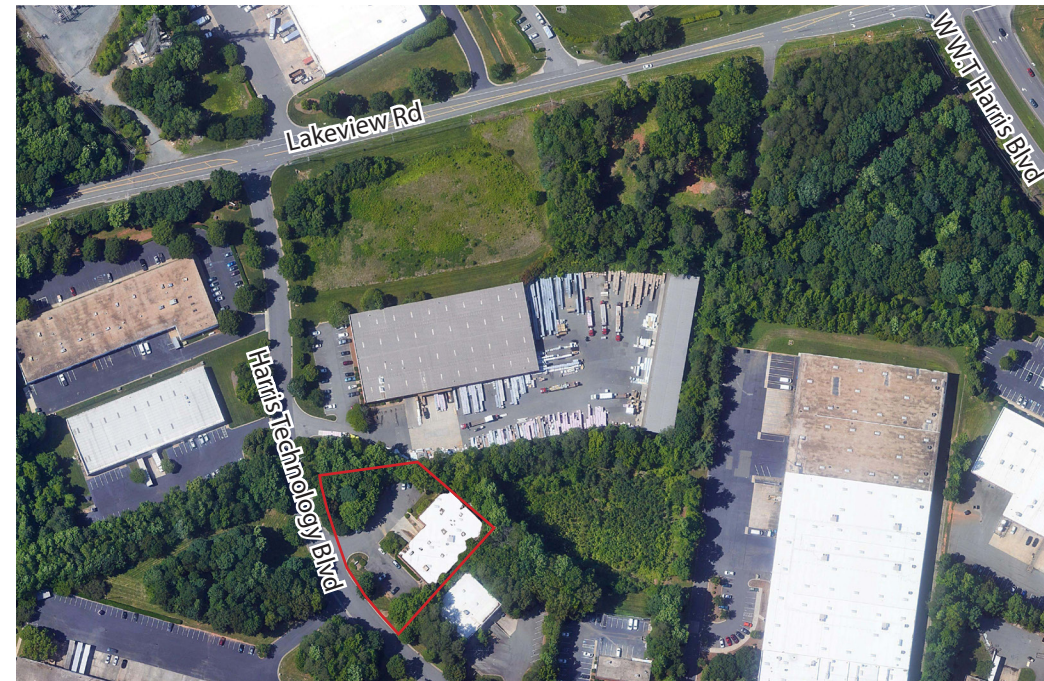
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LOCATION MAP:



SITE AERIAL:



PROPERTY HIGHLIGHTS:

- Corporate Park Setting
- Heavy Industrial Zoning
- Less than 1 mile to I-77
- ± 2 Miles to the I-77 & I-485 Interchange
- ± 10 Miles to Uptown Charlotte
- ± 13.5 Miles to Charlotte Douglas International Airport

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