



**OFFICE  
FLEX  
WAREHOUSE** | **FOR LEASE**

**3547 Denver Drive | Denver**

Just under 6,000 SF\* available right off of Business Highway 16, in the heart of Denver, NC.

**DOUG CORE**

704 661 8323

doug.core@cbcmeca.com

**SAM KLINE, CCIM**

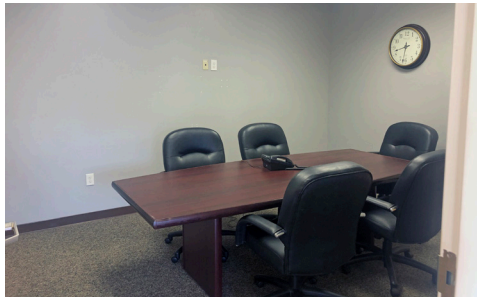
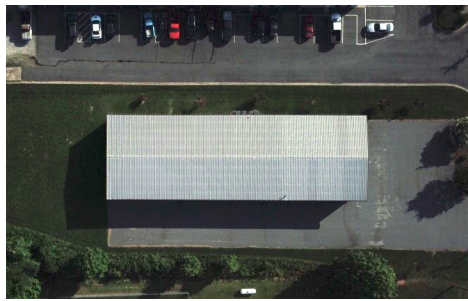
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**COLDWELL  
BANKER  
COMMERCIAL**

MECA



## PROPERTY INFORMATION

### SF\*

1,928 SF - Finished office  
4,000 SF - Warehouse  
5,928 SF - Total

### ACREAGE\*

1.061 Acres

### ZONING

I-G

### PARCEL ID

74107

### FEATURES

- 3 Phase power
- 2 Oversized roll up doors
- Fenced in yard
- 16' to the eaves
- Great proximity to Business and Hwy 16
- Located in the heart of Denver

### LEASE RATE

\$10 per SF Modified Gross

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Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012

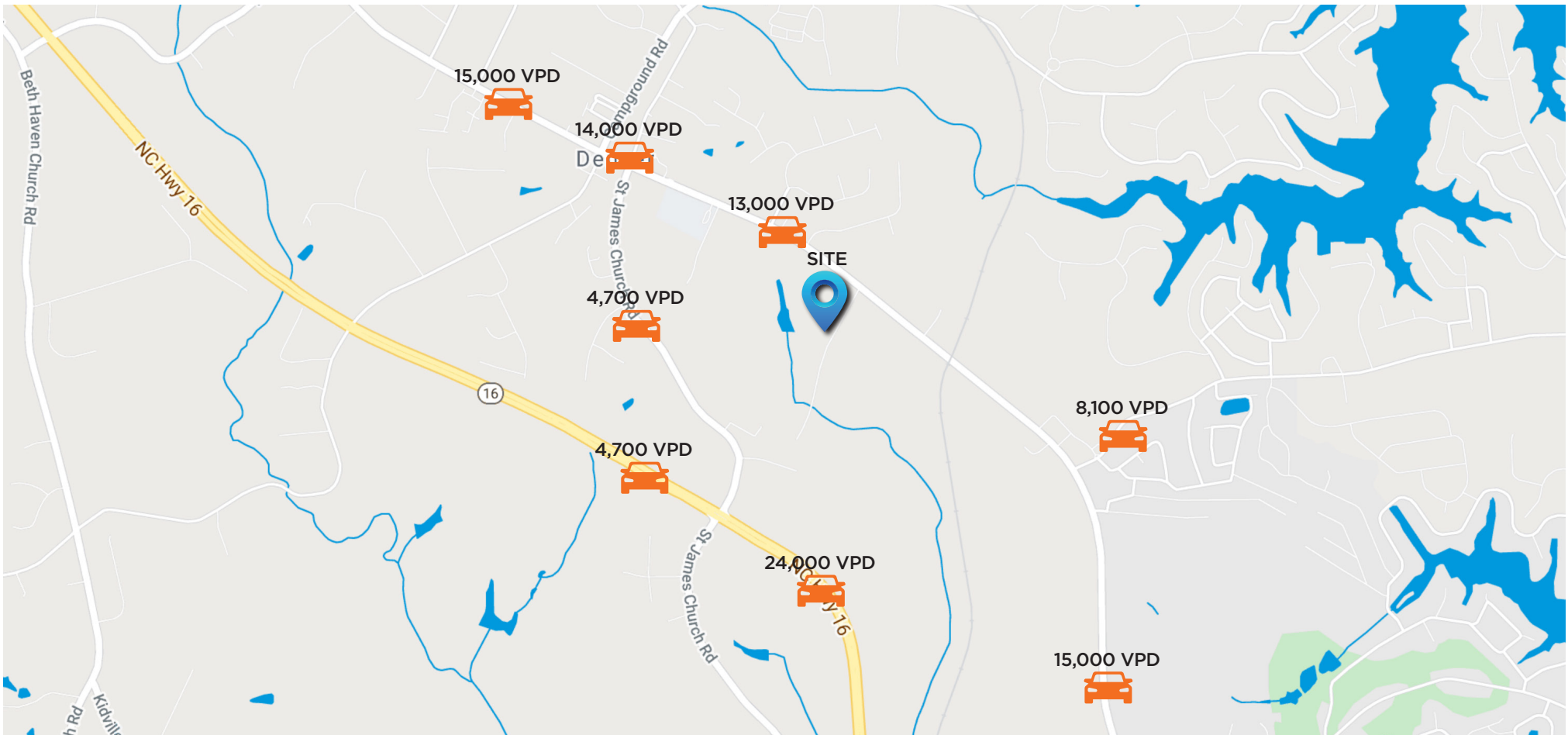


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