

5945 ORR ROAD, SUITE F
CHARLOTTE, NC 28213

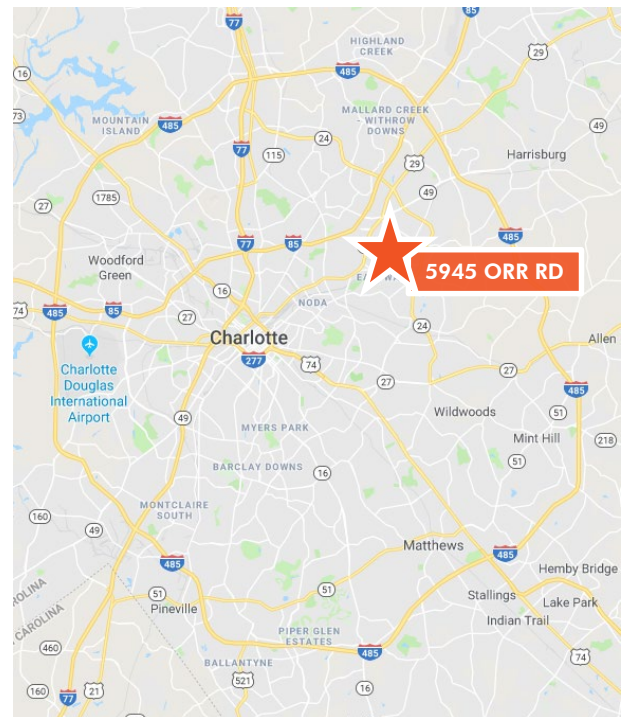
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AIR-CONDITIONED WAREHOUSE/MANUFACTURING SPACE FOR LEASE

PROPERTY FEATURES

- ± 2,500 SF Office
- ± 15,000 SF Warehouse
- ± 17,500 SF Total Available
- 3 Dock High Doors (Potential for 2 Additional Dock Highs or Ramps)
- 19' – 22'6" Clear Height
- ESFR Sprinkler System
- LED Lighting
- 50' x 50' Column Spacing (only 2 columns in entire space)
- 277/480 Volt Power
- Zoned I-2
- \$5.75/SF NNN
- \$0.97/SF TICAM
- ± 1.5 acre fenced lot for outside storage or trailer parking available for additional rent



For more information, please contact:

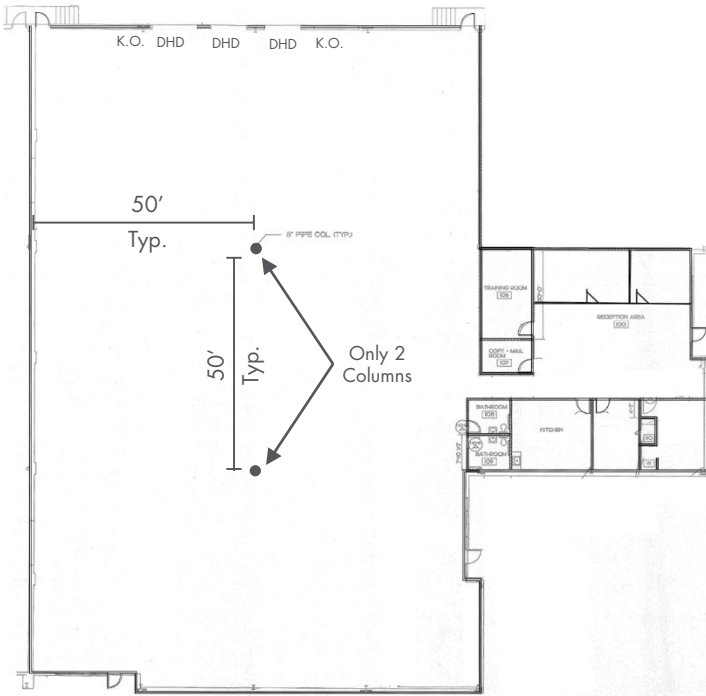
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