

Industrial For Lease



235 West Liddell Street Charlotte, NC 28206

CONTACT

RED Partners

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Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

Location: 235 West Liddell Street
Charlotte, NC 28206

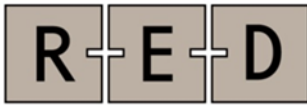
Zoning: I-2

Acerage: ± 2.346

Building Size: Building 1: 8,694 SF
Building 2: 12,960 SF

Lease Rate: Building 1: \$7.75/psf NNN
Building 2: \$5.75/psf NNN

Description: 2.34 acre industrial property with two buildings available for lease. **Buildings can be leased together or separately.** Property located in an Economic Opportunity Zone.



REAL
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PARTNERS

Site Layout



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Building 1

8,694 SF

Brick Building with Barrel Truss Roof
Windows along North and South side of building

Building 2

12,960 SF

Butler Style Metal Building
4 Drive in Doors

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Building 1



**Buildings can be
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Building 1

8,694 SF

14' Ceiling Height

2 Drive In Doors

Brick Building with Barrel Truss Roof
Windows along North and South side of
the building





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Building 2



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Building 2

12,960 SF

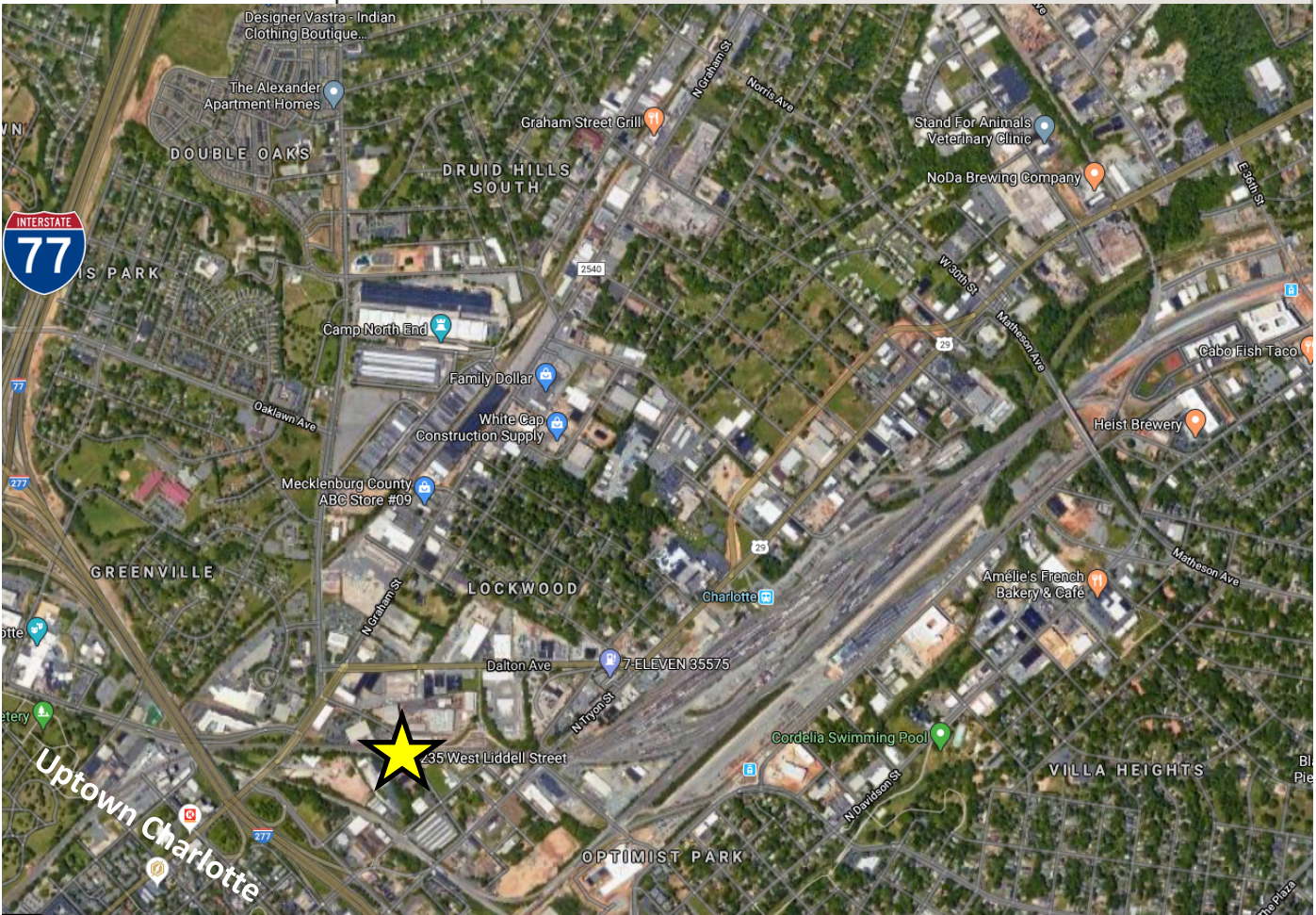
14' Ceiling Height at lowest point

19' Ceiling Height at highest point

4 Drive In Doors

Butler Style Metal Building





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Site Connectivity

Convenient access to Uptown
Charlotte via North Tryon Street

Quick access to I-277, I-77, and I-85
via North Tryon and North Church

I-85 accessible via Statesville Avenue
and North Graham Street