



REAL
ESTATE
DEVELOPMENT
PARTNERS

WAREHOUSE FOR LEASE



670 Griffith Road Charlotte, NC 28217

CONTACT

RED Partners

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www.redpart.com



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.

DESCRIPTION: Freestanding office and warehouse space with favorable I-2 zoning and available laydown yard. Space contains 4 roll up doors and 2 dock high doors serving the warehouse. Building features 2,100 SF of office space. Office area contains 6 offices, 2 restrooms, and break area.

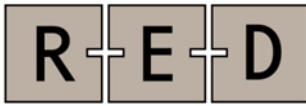
LOCATION: 670 Griffith Road
Charlotte, NC 28217

ZONING: I-2

AVAILABLE SF: 10,400 SF


LOT SIZE: 1.3 Acres

LEASE RATE: \$10.00 NNN



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FOR LEASE

An aerial photograph of a large, single-story industrial building with a grey corrugated metal roof. A large, irregular area in the foreground, behind the building, is highlighted with a semi-transparent red overlay. The text 'Laydown Yard/Additional Parking' is centered over this red area. The surrounding landscape includes trees with autumn foliage, a paved road, and other industrial structures in the background.

Laydown Yard/Additional Parking

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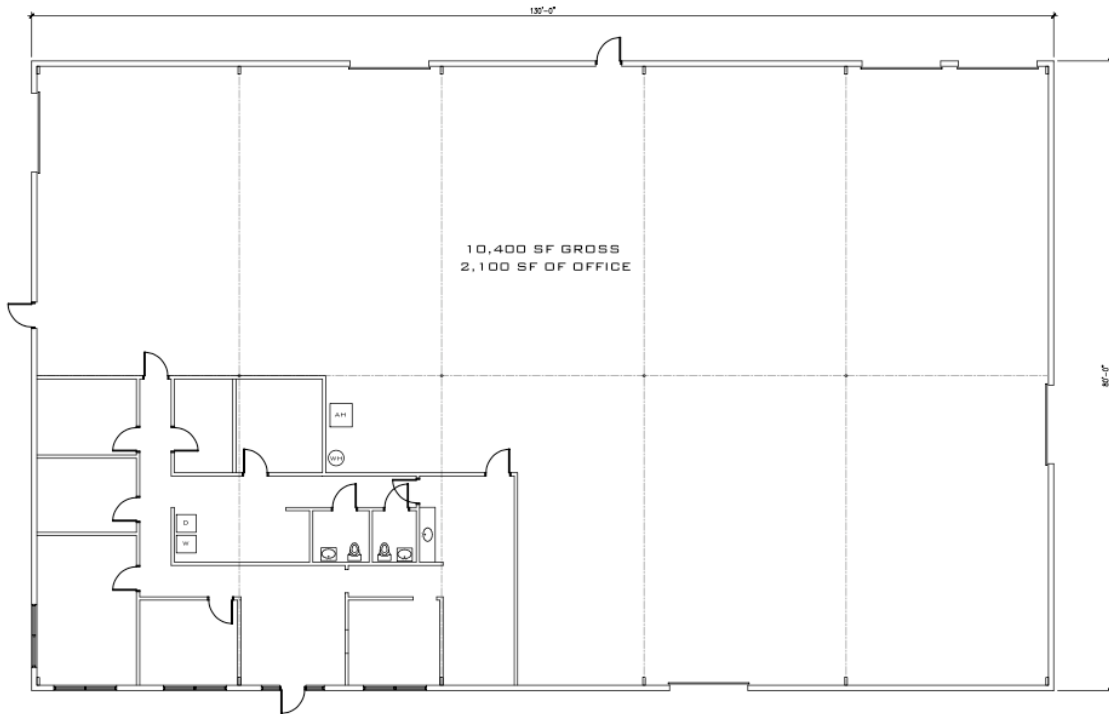
13,000 SF of yard space to be used for
outdoor storage or additional parking

15+ parking spaces outside of rear yard



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Floorplan



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8,300 SF of Warehouse Space

2,100 SF of Office Space

11'3" clear height at the center and 9'9" at the perimeter

4 Drive-In Doors

2 Dock High Doors

Heated Warehouse

Fully Conditioned Office Area

2 Office Restrooms

6 Offices

Break Area

R + E + D

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AERIAL



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Site Connectivity

Less than 1 mile to I-77

13 miles to Fort Mill, SC

6 miles to uptown Charlotte

8 miles to Charlotte Douglas Airport