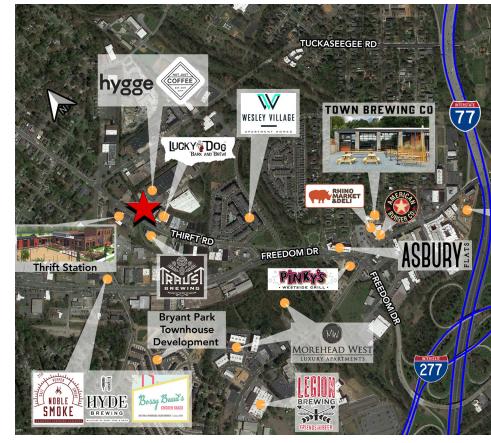
<u>+</u>15,291 TOTAL SF AVAILABLE FREEMOREWEST NEIGHBORHOOD 2228 THRIFT RD | CHARLOTTE, NC 28208



FEATURES

- Ideal for city counter, showroom, contractor office, or redevelopment for retail or brewery, etc.
- 15,291 total SF
 - > <u>+</u>13,125 SF warehouse
 - > <u>+</u>1,625 SF office
 - > 541 SF covered dock
- 0.95-acre site with outside storage opportunity
- Loading:
 - > One (1) 10' x 12' drive-in door
 - > One (1) 10' x 12' dock high door w/pit leveler
 - > One (1) 12' x 13' drive-indoor
- I-2 Zoning
- 16' to 22' ceiling height
- Ideal Charlotte location approximately:
 - > 0.4 miles to Freedom Drive
 - > 1.0 miles to I-77
 - > 1.5 miles to I-85
 - > 2.0 miles to I-277
 - > 2.2 miles to CBD
 - > 6.0 miles CLT Airport



FOR MORE INFORMATION, CONTACT:

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All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal