

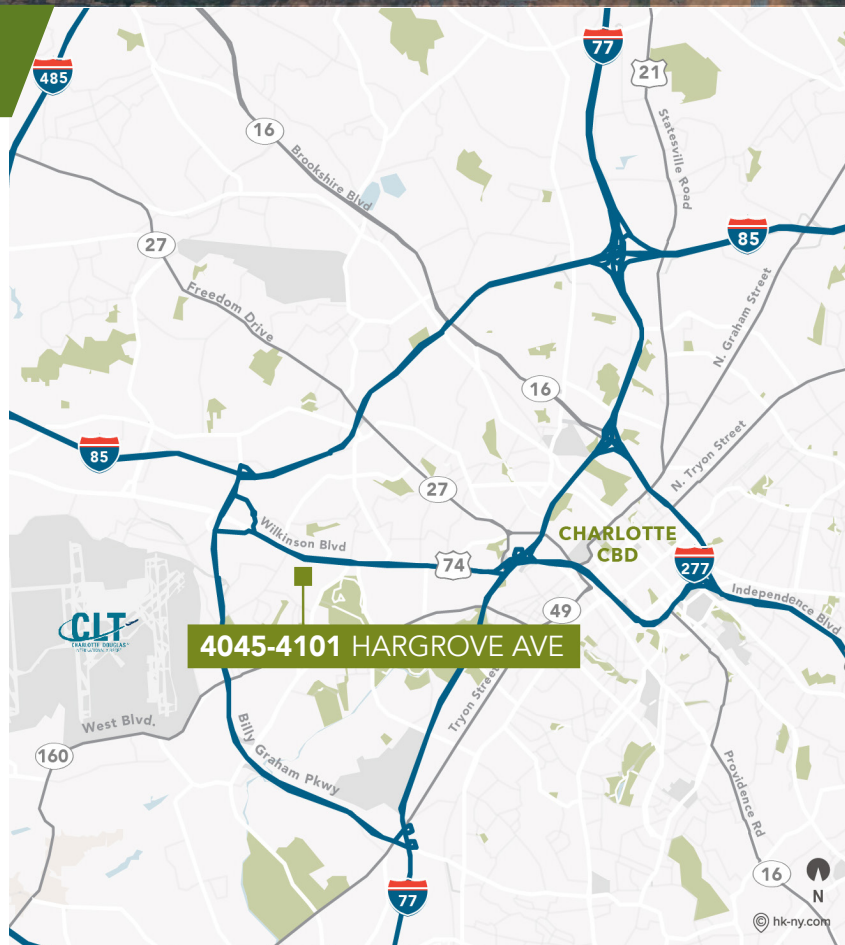
4045-4101 HARGROVE AVENUE

CHARLOTTE, NC 28208
AIRPORT WEST CHARLOTTE



±17,404 SF AVAILABLE FOR LEASE

- ±3,697 SF of office
- ±0.74 acres of fenced-in outdoor storage
- Immediate access to Wilkinson Boulevard with signage opportunity along Wilkinson Boulevard
- Loading:
 - (2) grade level doors 14' x 14'
 - (2) grade level doors 12' x 12'
 - (1) grade level doors 10' x 12'
- 14' clear height
- ML-2 zoning
- Ideal Charlotte location:
 - ±1.5 miles to I-85
 - ±2 miles to I-77
 - ±3 miles to Charlotte Douglas Int. Airport
 - ±3.5 miles to Charlotte Business District
 - ±4 miles to I-485
 - ±4.5 miles to Norfolk Southern

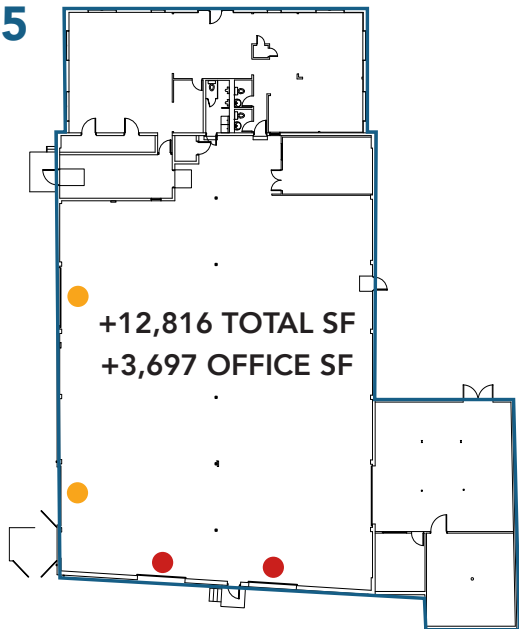


4045-4101 HARGROVE AVENUE

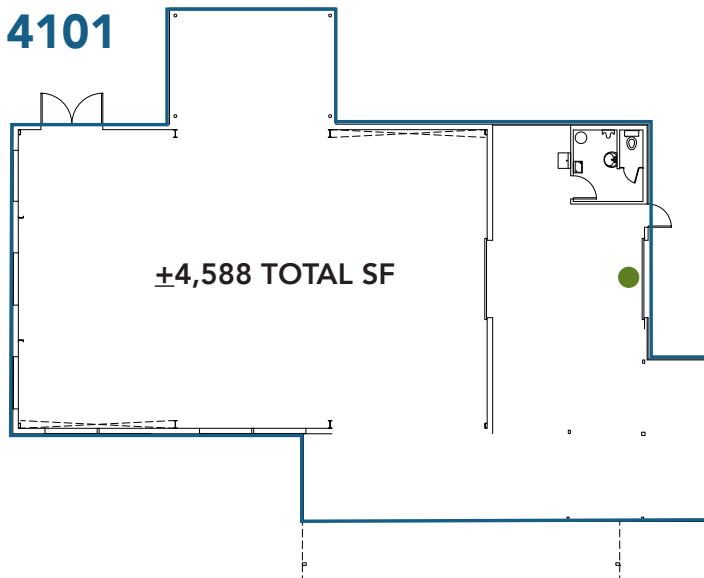
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FLOOR PLANS & AERIAL

4045



4101



GRADE LEVEL DOORS:

● 10' X 12'

● 12' X 12'

● 14' X 14'

