

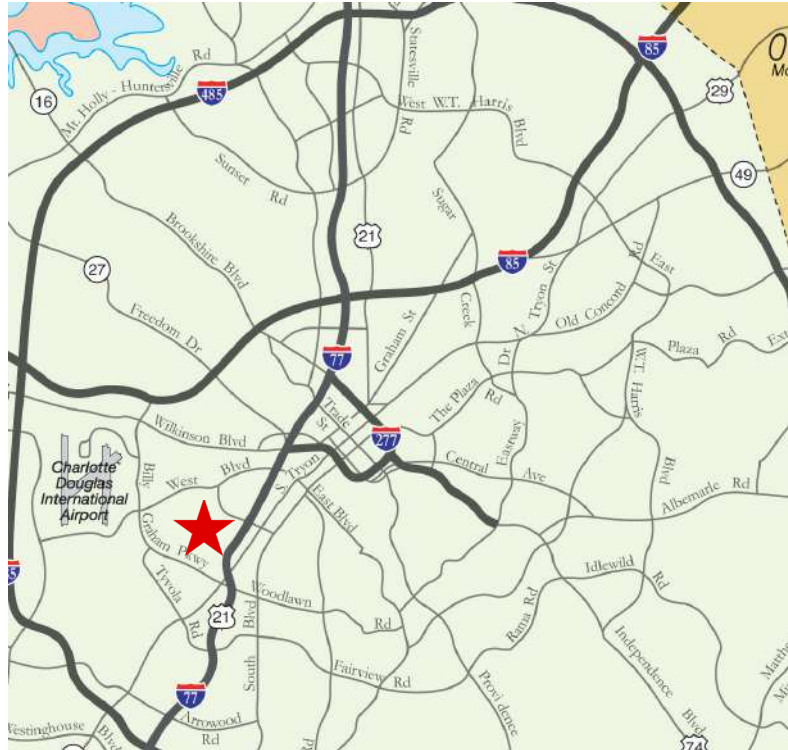
# ±2,600 SF WAREHOUSE SPACE FOR LEASE

4324 BARRINGER DRIVE, SUITE 112 | CHARLOTTE, NC 28217



## FEATURES:

- ±2,600 total square feet
- ±1,305 square feet of office
- I-2 Zoning
- 80 - 85' truck court
- One (1) 8 x10 Dock High Door
- Brick on block construction with storefront glass
- Ideal Charlotte location with immediate access to I-77, Charlotte's Central Business District, and Charlotte Douglas International Airport:
  - ±0.5 mile to South Tryon Street
  - ±1.0 miles to I-77 (via Exit 6B)
  - ±3.5 miles to Charlotte's CBD
  - ±5.0 miles to CLT Airport (via Billy Graham Pkwy)



FOR MORE INFORMATION, CONTACT:

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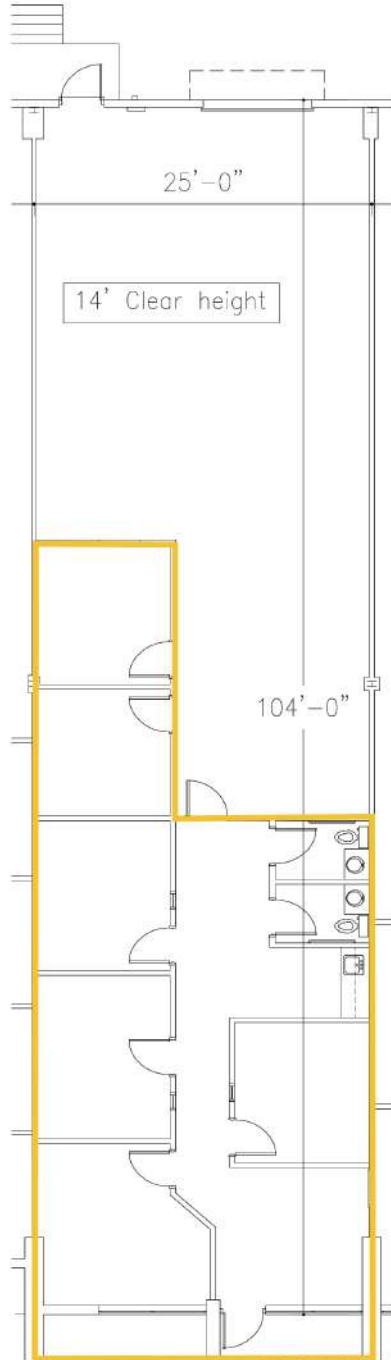
[www.beacondevelopment.com](http://www.beacondevelopment.com)



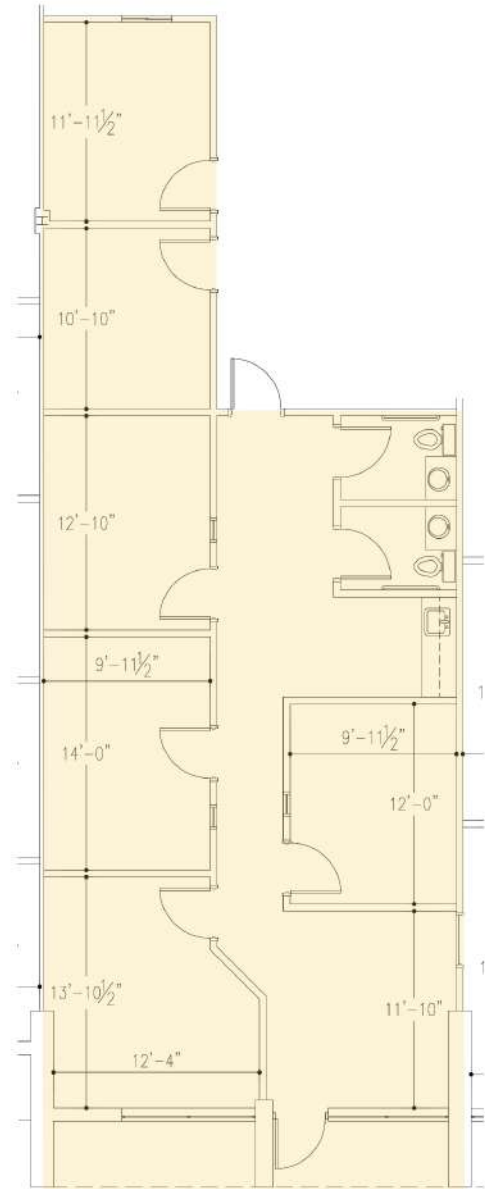
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FLOOR PLAN: +/-2,600 SF



OFFICE PLAN: +/-1,305 SF



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