

SHOP/MAINTENANCE FACILITY

FOR SALE OR LEASE | ±8,980 SF | ±4 ACRES USABLE



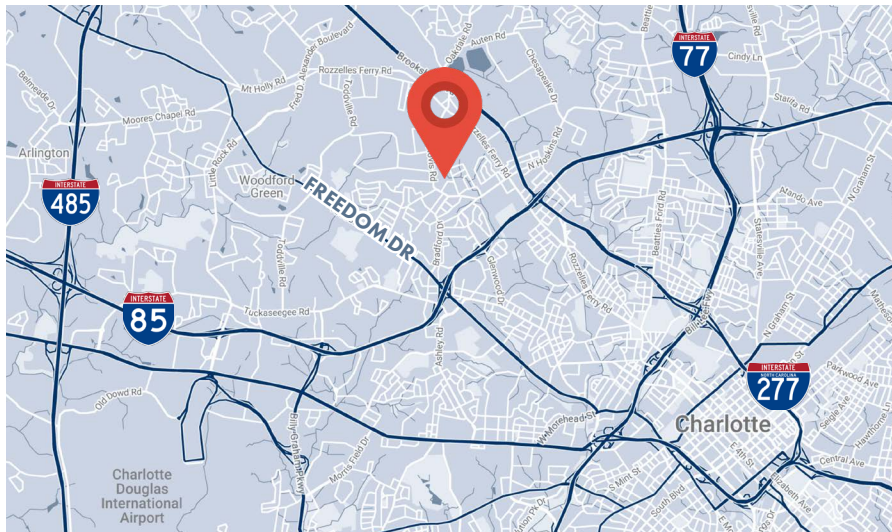
4830 HOVIS RD, CHARLOTTE, NC 28208

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PROPERTY HIGHLIGHTS

4830 HOVIS RD | CHARLOTTE, NC 28208



±8,980 SF total office/shop/parts storage
±4,380 SF 60x73 covered area (room for 3 bays)
±1,449 SF 23x63 drive thru bay
±3,151 SF warehouse/office
±966 SF second story office

SQUARE FOOTAGE

ACREAGE

±8.51 acres (±4 usable acres)

ZONING

Zoned ML-1, ML-2, & N2-B

TAX ID #s

06310127, 06310124, & 06310125

CONTACT BROKER FOR PRICING

**Cell tower not part of offering*



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PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

FLOOR PLAN

4830 HOVIS RD | CHARLOTTE, NC 28208



ZONING MAP

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ML-1 Manufacturing and Logistics Zoning District

The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

ML-2 Manufacturing and Logistics Zoning District

The ML-2 Manufacturing and Logistics Zoning District is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.