

3653 TRAILER DRIVE

Charlotte, NC, 28269

Uptown

190,000 VPD

TRAILER DR



Available for Lease

+/- 54,302 SF Office/Warehouse Building

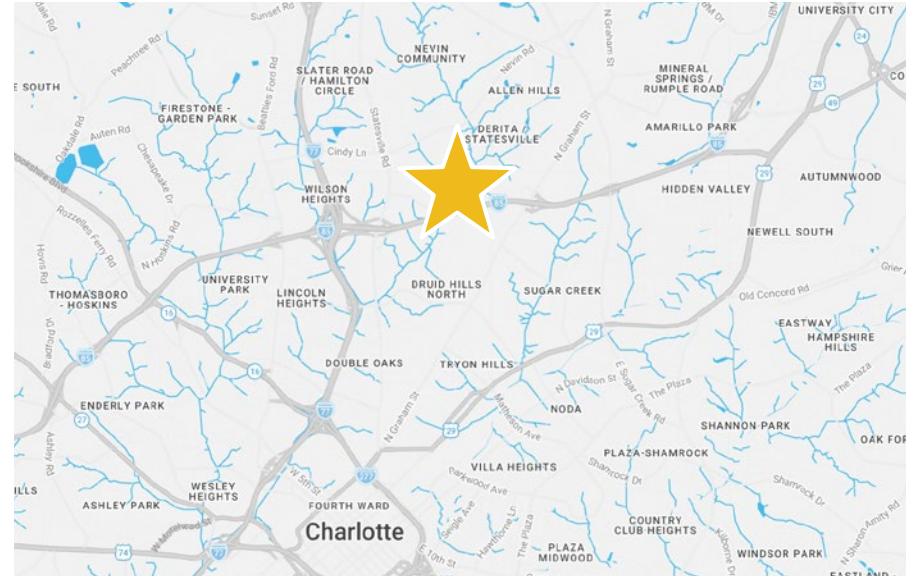


Property Overview

Whiteside Properties presents +/- 54,302 SF Office/Warehouse on +/- 4.98 AC available for lease in Charlotte, NC. Zoned ML-1, the property is well equipped for a wide array of occupants requiring industrial space with excellent interstate connectivity.

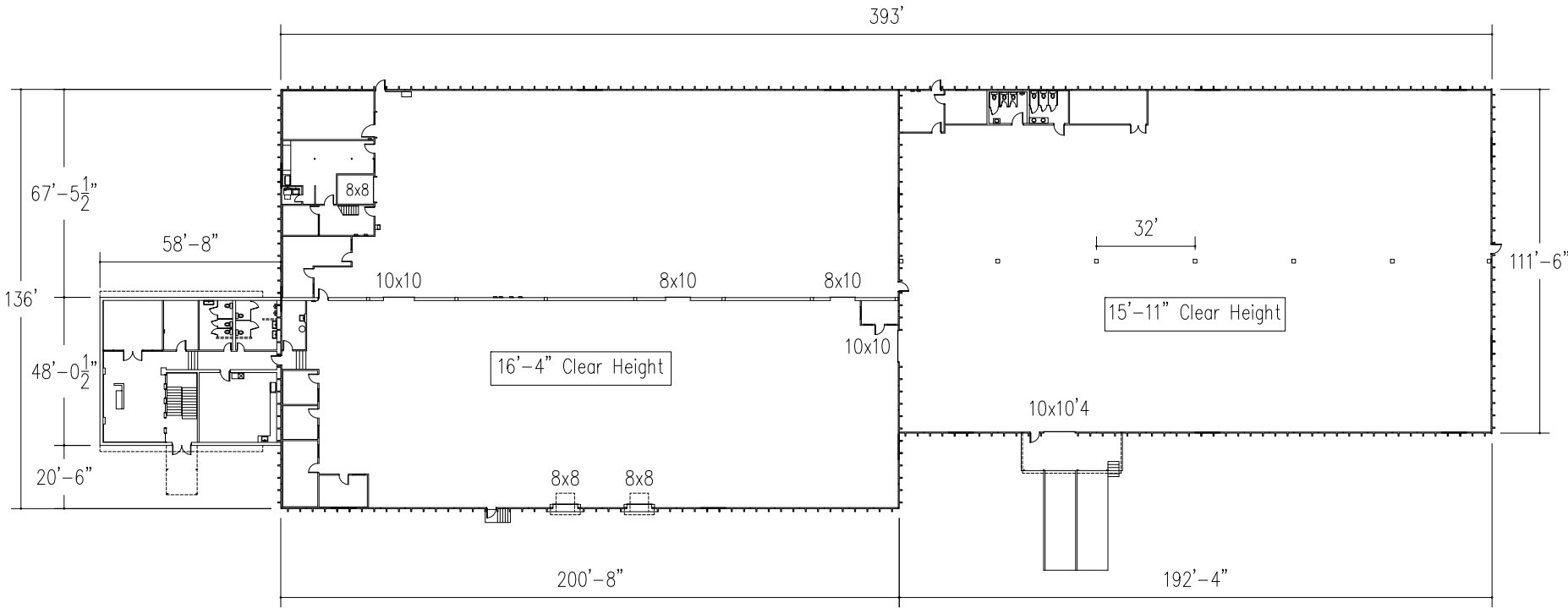
The office component features a reception lobby, conference room, and breakroom/kitchenette on the first floor. The second-floor office space includes four private offices and an open bullpen area with I-85 views. Other recent improvements include new perimeter fencing, integrated security lighting, and outdoor area for employee/customer events. The facility is strategically located just 2 minutes from I-85 and 11 minutes from Uptown Charlotte providing strong regional connectivity.

+/- 54,302 SF Office/Warehouse Available for Lease

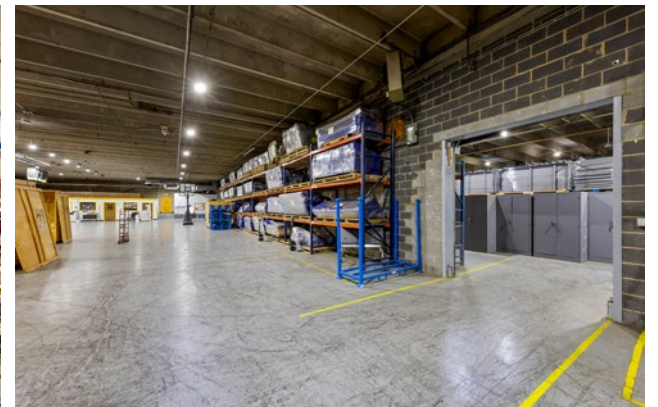
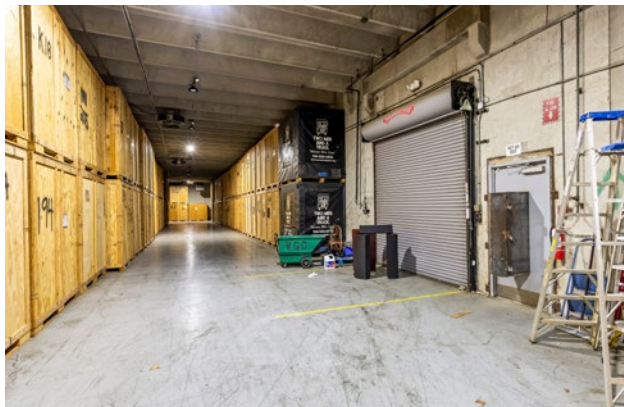
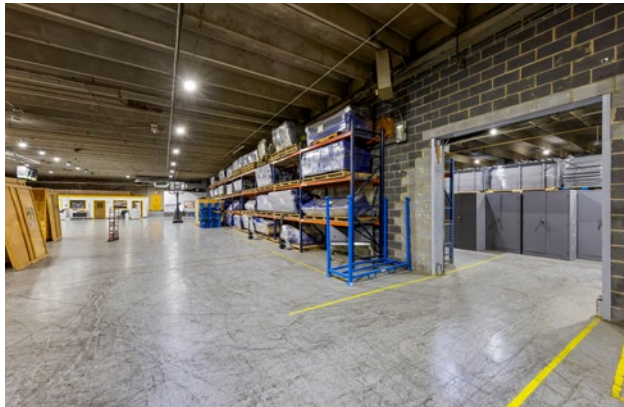


ADDRESS	3653 Trailer Dr, Charlotte, NC 28269
AVAILABILITY	Available for Lease Available 1/1/2027
SQUARE FOOTAGE	+/- 54,302 SF
ACREAGE	+/- 4.98 AC
ZONING	ML-1
POWER	Heavy Power
CLEAR HEIGHT	16'4"
DOORS	(2) 8' x 8' Electric Dock-High Doors with access to the lot (2) Interior Roll-Up Doors connecting the east and west warehouse sections (1) Drive-In Door
PRICING	Call Broker for Pricing

Floor Plan



Property Photos



Site View



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	4,035	81,849	259,900
HOUSEHOLDS	1,521	33,611	117,039
AVERAGE HOUSEHOLD INCOME	\$70,031	\$85,865	\$106,040
BUSINESSES	333	2,993	13,776
EMPLOYEE POPULATION	4,555	28,008	181,007



Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.