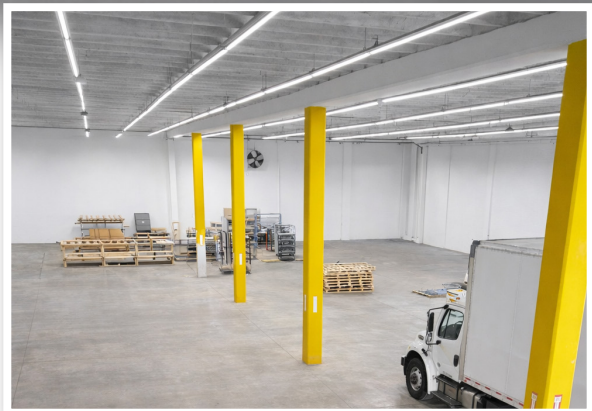


3125 - 3135 PARKSIDE DRIVE

CHARLOTTE, NC

±26,446 SF Industrial Opportunity for Lease



***\$1M LANDLORD RENOVATION,
BEST-IN-CLASS SPACE***

**Conceptual rendering*

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**AVISON
YOUNG**

PROPERTY OVERVIEW

SERVICING THE CHARLOTTE MSA & TRIAD MARKETS

Located at 3125-3135 Parkside Drive in Charlotte, NC, this ±46,562 SF industrial facility sits on ±1.54 acres and offers ±26,446 SF currently available for lease.

The property includes a well-appointed ±3,126 SF two-story office component, 19'11" clear height, and a functional loading configuration with two dock-high doors and three grade-level drive-in doors. This versatile asset is ideal for a range of industrial users seeking a strategic location with efficient building features.



PROPERTY SPECIFICATIONS

Building Size: ±46,562 SF**Acreage:** ±1.54 AC**Available SF:** ±26,446 SF**Available Office SF:** ±3,126 SF (2-story)**Clear Height:** 19'11"**Column Spacing:** 60' x 28'**Dock High Doors:**Two (2) Total
One (1) 12' x 11'4" &
One (1) 10' x 15'4"**Drive In Doors:**Three (3) Total
One (1) 12' x 15'4" &
Two (2) 14' x 15'4"**Sprinkler:**

Yes

Availability:

Immediately

SITE PLAN

SITE PLAN KEY



Dock High Door

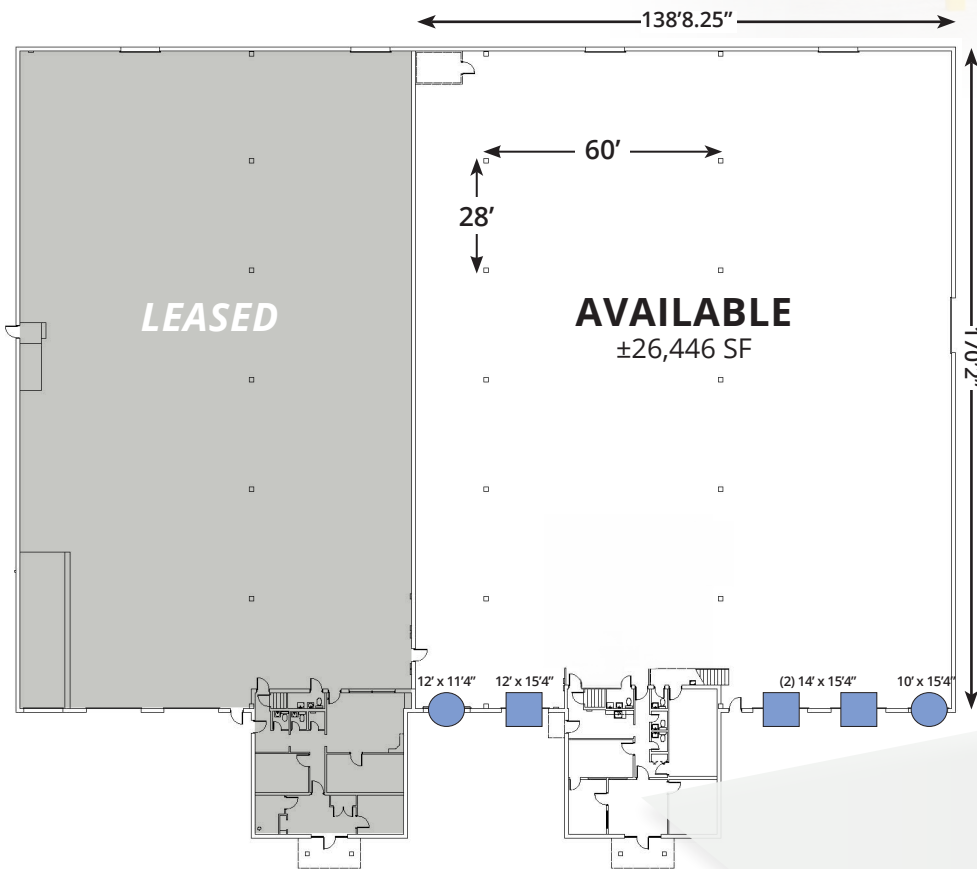


Drive-in Door

*LEASED**AVAILABLE SF*
±26,446 SF

PARKSIDE DRIVE

FLOOR PLAN



SITE PLAN KEY

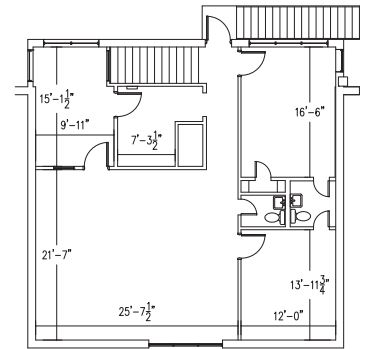


Dock High Door

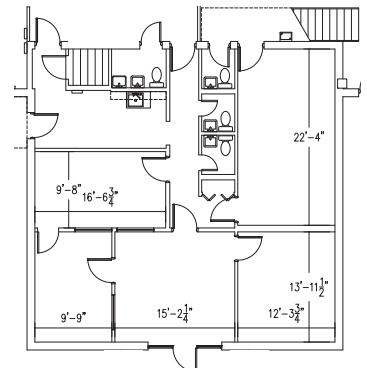
Drive-in Door

OFFICE LAYOUT

±3,126 sf (2-story)



±1,563 sf Second Floor Office



±1,563 sf First Floor Office

PROPERTY IMPROVEMENTS UNDERWAY

DELIVERED CONDITION (Q3 2026):

- Fully renovated office (modern finishes, new flooring, upgraded systems)
- White-box warehouse (clean, bright, move-in ready)
- New LED lighting throughout (reduces operating costs)
- Upgraded loading + dock equipment
- Brand-new asphalt + parking lot

3125-3135 PARKSIDE DR

±26,446 SF Industrial Opportunity for Lease

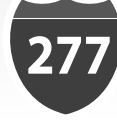
ACCESSIBILITY OVERVIEW



INTERSTATE 85
1.3 miles



INTERSTATE 77
2.2 miles



INTERSTATE 277
3.3 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
5.7 miles

PRIME LOCATION

FedEx

EXPRESS
Container Service

DUKE ENERGY

DeSIGNIA
LANDSCAPE

MAUSER
Packaging Solutions

RYERSON

Universal

International Paper

Coca-Cola
CONSOLIDATED

INDEPENDENT
Beverage Company

kloekner metals

Site

ABC
Supply Co. Inc.
BLUELINX

LKQ
Corporation

ROOMS TO GO

FedEx
Freight

UNITED STATES POSTAL SERVICE

PRIMO
BRANDS

PIRTEK

ANIXER

SPECTRUM HULETT
GROUP

TRANE

CLT -
Charlotte/Douglas
International
Airport

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