



4735 Dwight Evans Rd

4735 Dwight Evans Rd, Charlotte, NC 28217



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\$12.00 /SF/YR

Prime Charlotte Industrial Warehouse | 16,230 SF | Exceptional Logistics Location Position your business for long-term success with this well-maintained 16,230-square-foot industrial warehouse strategically located in one of Charlotte's most established industrial corridors. Zoned I-2 Industrial, this property offers the flexibility and functionality sought by manufacturers, distributors, logistics companies, and owner-users alike. The building features approximately 21-foot clear heights, three dock-high loading doors, front-loading capability, ample parking, and an efficient warehouse layout designed to maximize operational efficiency. Whether you're expanding your operations, relocating, or investing in Charlotte's thriving industrial market, this property checks all the boxes. Conveniently located just minutes from I-77, I-85, I-485, Billy Graham Parkway, and Charlotte Douglas International Airport, the property provides outstanding regional and national distribution access, making it an ideal hub for manufacturing, warehousing, and distribution operations....



Rental Rate:	\$12.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	16,230 SF
Year Built:	1986
TICAM::	\$1.00/SF/YR
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1st Floor

Space Available	16,230 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Direct
Space Use	Industrial
Lease Term	Negotiable

16,230-square-foot industrial warehouse located in Charlotte's established Southwest industrial submarket. The property features approximately 21-foot clear heights, three dock-high loading doors, ample parking, and convenient access to I-77, I-85, I-485, and Charlotte Douglas International Airport. The property is well suited for manufacturing, warehousing, distribution, or owner-user occupancy due to its functional layout and strategic logistics location.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Top Line Chemical Solutions	-	December 2020



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Property Photos



Property Photos



Building Photo



Aerial

Property Photos



Property Photos



Property Photos

