



OFFICE / SHOWROOM WAREHOUSE

FOR LEASE

400 EAST ARROWHEAD DRIVE | CHARLOTTE, NC

Discover this unique, 10,000+ SF single-tenant office/warehouse on 1.5 acres of fenced and largely paved parking, ideally located just off N. Tryon St. with convenient access to all areas of Charlotte.

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PROPERTY INFORMATION

SF

±10,104 SF total

- ±6,104 SF office/showroom
- ±4,000 SF warehouse

ACREAGE - 1.5 Acres

ZONING - TOD-NC

FEATURES

OFFICE

- 8 Offices
- 1 Break room
- ±14'4" Deck height
- Drop ceiling tiles

WAREHOUSE

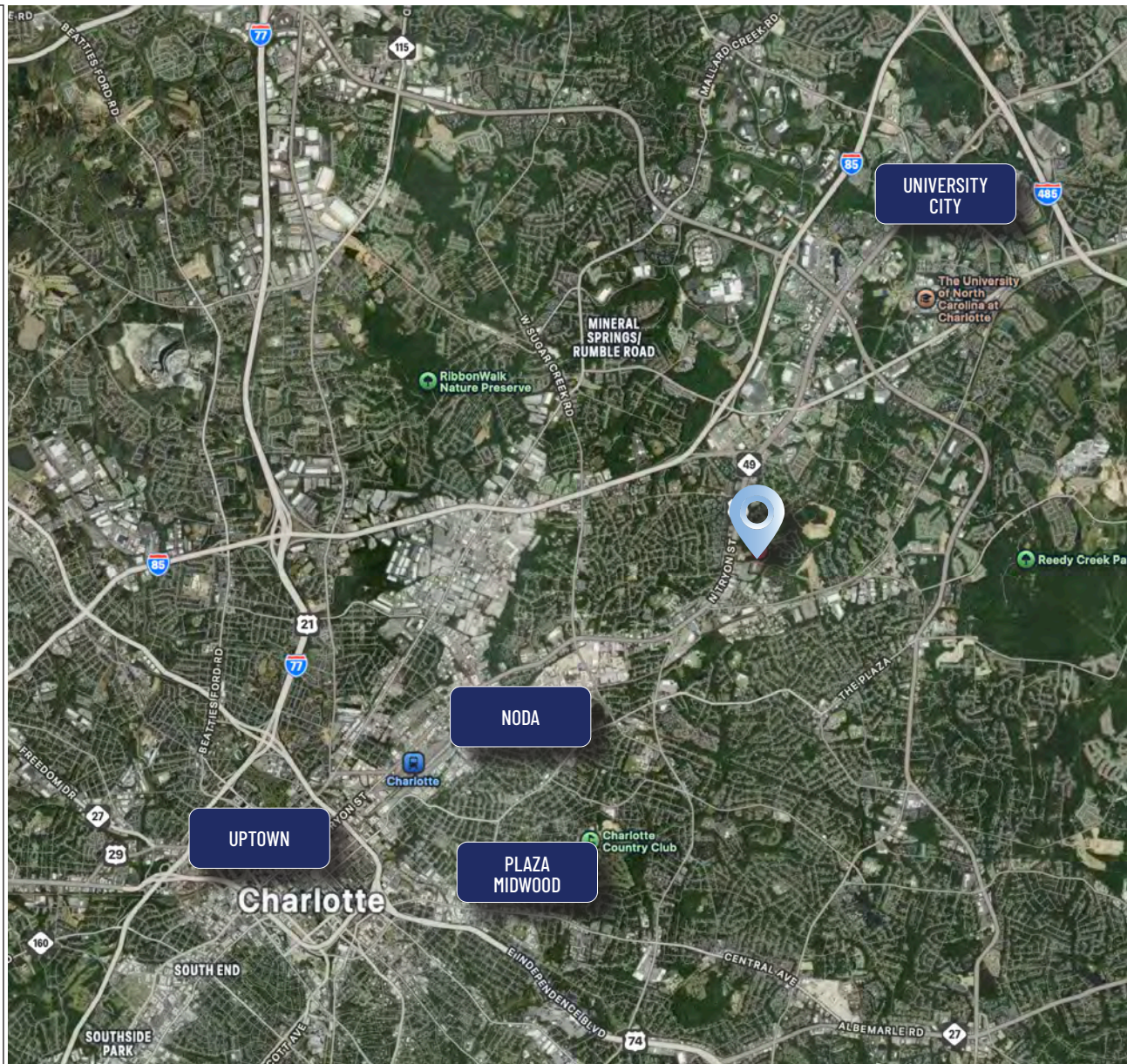
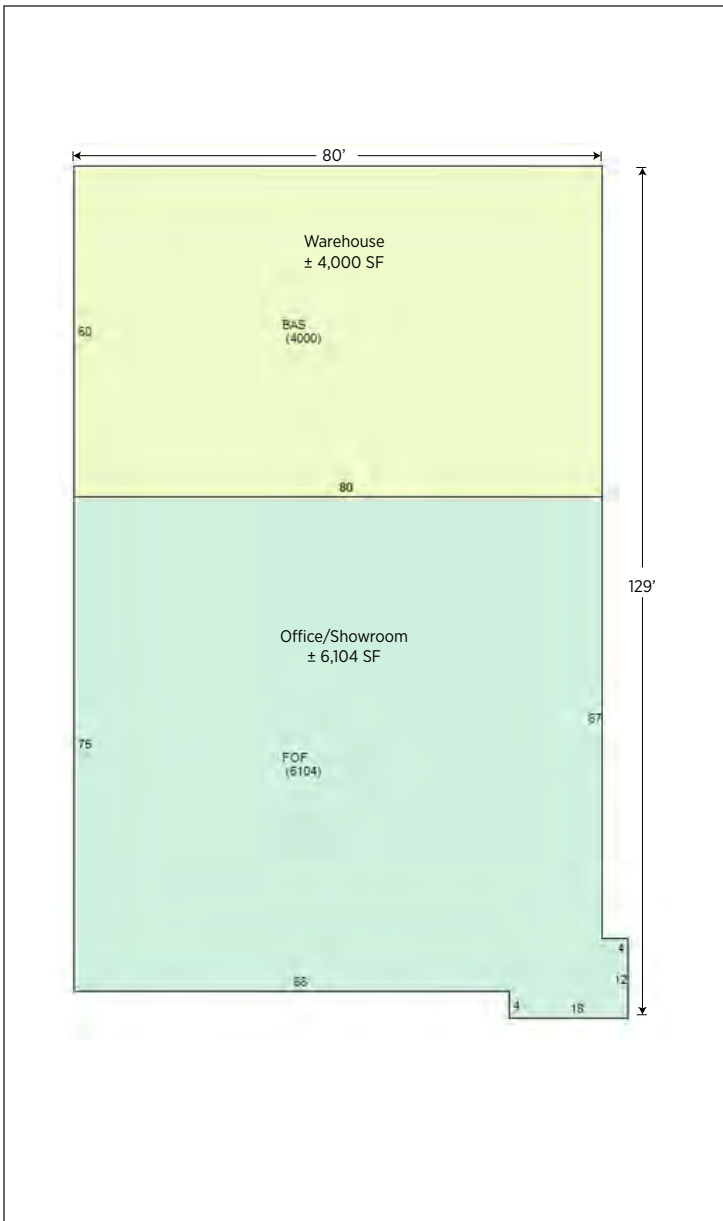
- (1) 12'x10' Dock-high door
- (1) 12'x10' Drive-in door
- ±16'9" Clear height
- ±18' Deck height

PARCEL

- 32 parking spaces
- Fenced and paved lot

AVAILABILITY - Negotiable

PRICING - \$15/SF, NNN



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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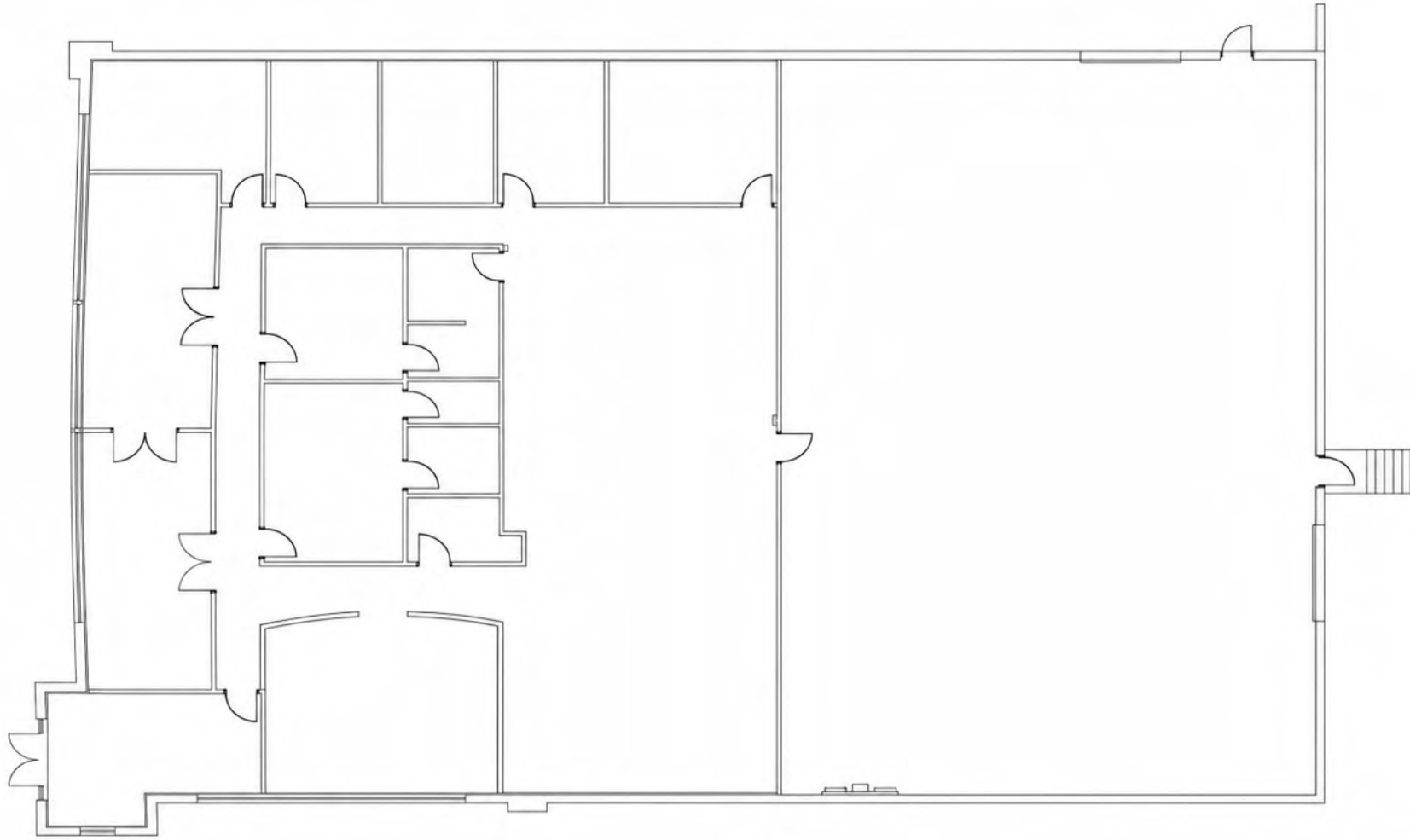
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