

FOR LEASE | INDUSTRIAL FLEX / OFFICE SPACE

6128 Brookshire Boulevard, Unit A | Charlotte, NC 28216

**Turnkey Industrial Flex with Drive-In Access | ±1,872 SF | Prime Charlotte Location**

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### **Property Overview**

Now available for lease, 6128 Brookshire Boulevard, Unit A is a fully updated industrial flex condo totaling approximately 1,872 square feet, featuring an efficient ~50% office and ~50% warehouse configuration. This corner unit is designed for businesses that require a professional front-of-house presence paired with a durable, high-performance warehouse environment.

The space includes a reception area, two private offices, and a large finished warehouse constructed on a heavy-duty concrete slab, with drive-in access capable of accommodating full-size vehicles. The warehouse area benefits from heavy insulation to reduce heat gain during Charlotte's hot summers as well as soundproofing, supporting operational use without disrupting office functions.

A 3D walkthrough video of the entire flex space is available, allowing prospective tenants to fully evaluate the layout and functionality prior to touring in person.

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### **Key Features & Highlights**

- Industrial flex / office condo
- Approximately 1,872 SF total
- Efficient ~50% office / ~50% warehouse layout
- Completely updated unit
- New HVAC system
- Corner unit
- Reception area
- Two (2) private offices
- Large finished warehouse area
- Heavy-duty concrete slab warehouse floor suitable for heavy use
- Drive-in warehouse door (F-150 capable)

- Heavy insulation to reduce summer heat
  - Soundproofing for equipment and operational activity
  - Kitchenette / break area
  - ADA-compliant restroom
  - Abundant natural light
  - Ample on-site parking
  - 3D walkthrough video available
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### **Interior Features**

- Central air conditioning
  - Central heat
  - Natural gas heat
  - Concrete floors (warehouse)
  - Vinyl flooring (office areas)
  - Crawlspace
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### **Exterior & Property Details**

- Year built: 1996
- Stories: 1
- Lot acreage: Approx. 0.10 acres
- Road frontage: Highway (Brookshire Boulevard)
- Road surface: Paved
- Brick exterior construction
- Rubber roof
- Units in building: 1
- Public sewer
- Natural gas service

- For lease
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### **Interior Functionality**

The layout intentionally supports operational efficiency, combining a professional office environment with a robust warehouse area suitable for staging, storage, assembly, or service operations. The insulated and sound-treated warehouse allows for heavier use while maintaining a quiet and professional office setting.

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### **Location & Access**

Situated on highly trafficked Brookshire Boulevard, this industrial flex condo offers excellent visibility and accessibility. The property is minutes from Uptown Charlotte and Charlotte-Douglas International Airport and is conveniently located near I-85, I-77, and I-485, providing efficient access to major business corridors and metro areas throughout North Carolina.

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### **Potential Uses**

- Contractors and trades (HVAC, electrical, plumbing, specialty trades)
- Service and maintenance businesses with vehicles
- Fire protection, life-safety, and security firms
- AV, low-voltage, and technology installers
- IT services, networking, and infrastructure support companies
- Light industrial, assembly, or staging operations
- Product kitting, packaging, or distribution support
- Equipment storage, service, or testing operations
- Creative, production, or technical studios
- Photography, video, or content production spaces
- Engineering, design, or technical services firms
- Construction-adjacent suppliers or specialty distributors
- E-commerce support, fulfillment prep, or returns processing
- Hybrid office / warehouse users

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**Availability**

- Available now
- Easy to show
- 3D walkthrough tour available upon request

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**Contact the listing broker for pricing, additional details, or to schedule a tour.**