

# SALE

## HEAVY INDUSTRIAL W/ OUTDOOR STORAGE

3251 Robinson Cir, Charlotte, NC 28206



### PROPERTY DESCRIPTION

Heavy Industrial (ML-2) property in northeast Charlotte. ±16,000 SF metal building. ±1.74 acres. 18 FT peak, 15 FT edge clear height. Two dock doors, Three 14 FT x 14 FT grade-level drive-in doors. Metal roofing. Two bathrooms. Fenced Parking and Outdoor Storage. Perfect for Owner-User. Tenant Lease ends December 2026. 2.0 miles to I-85, 2.0 miles to I-77, 3.0 miles to Uptown.

### PROPERTY HIGHLIGHTS

- \$3,500,000
- Heavy Industrial (ML-2)
- 3.0 Miles to Uptown / 2.0 Miles to I-85 / 2.0 Miles to I-77
- ±16,000 SF Metal Building
- ±1.74 Acres
- Clear Height: 18-FT Peak, 15-FT Edge.
- Two Dock Doors, Three 14 FT x 14 FT Drive-in Doors
- Fenced Parking and Outdoor Storage



**Patrick Register**  
(704) 621-0190  
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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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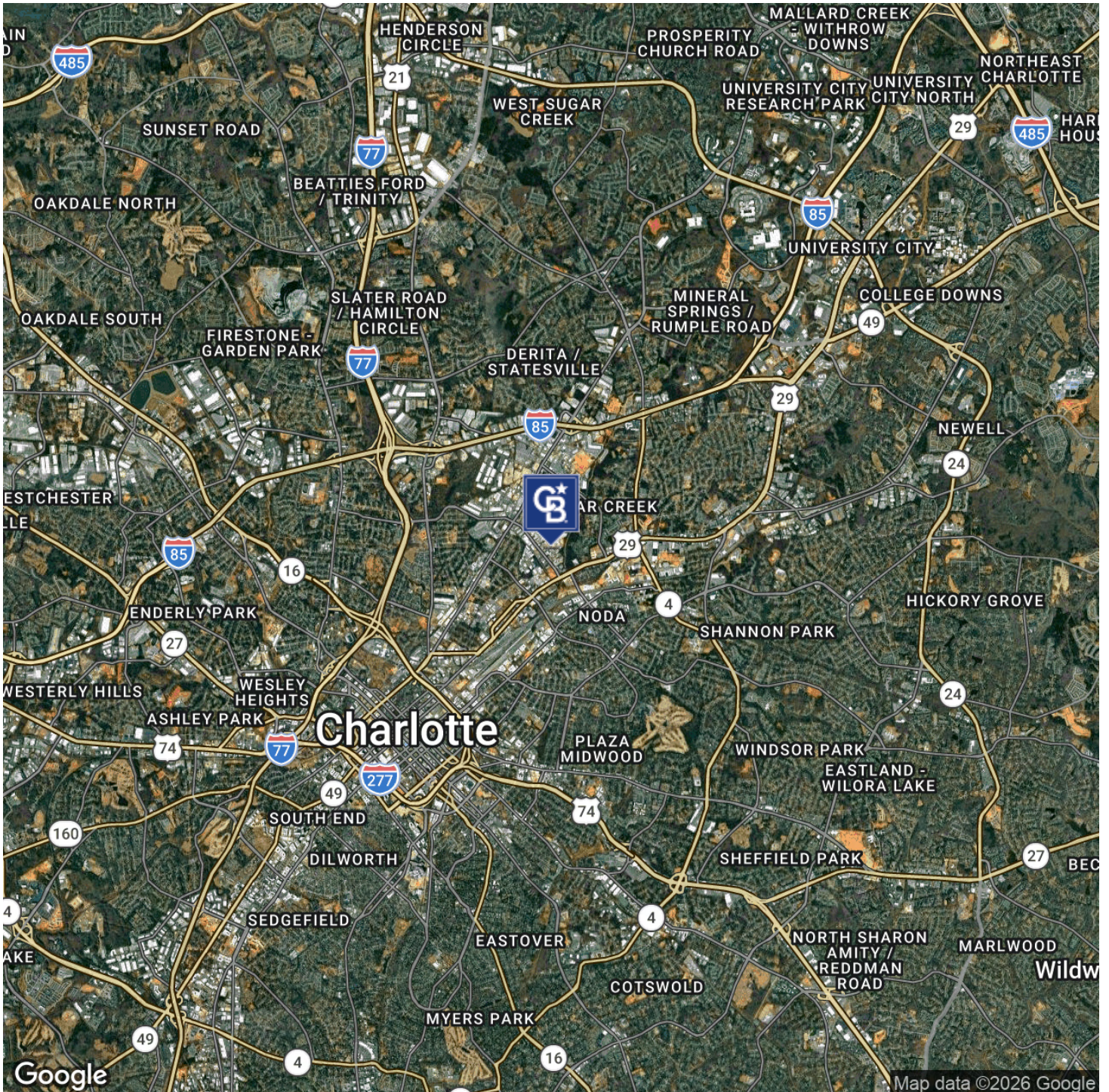


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