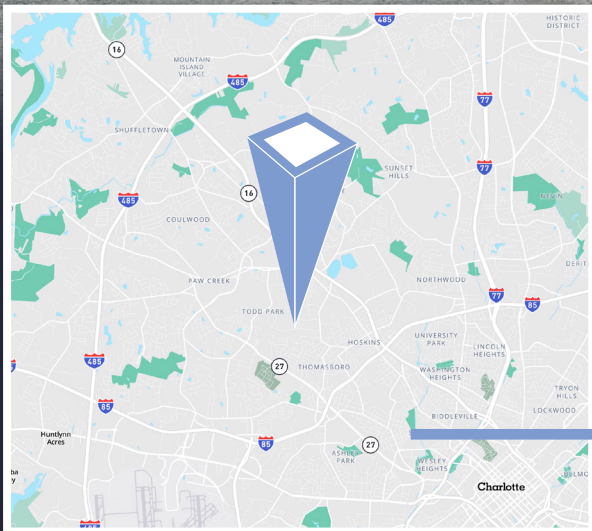


919 EXCHANGE STREET



±20,000 sf
of Warehouse Space
Available for Lease

CHARLOTTE, NORTH CAROLINA

Will Hendrick

Associate

704 285 2071

will.hendrick@avisonyoung.com

Henry Lobb, SIOR

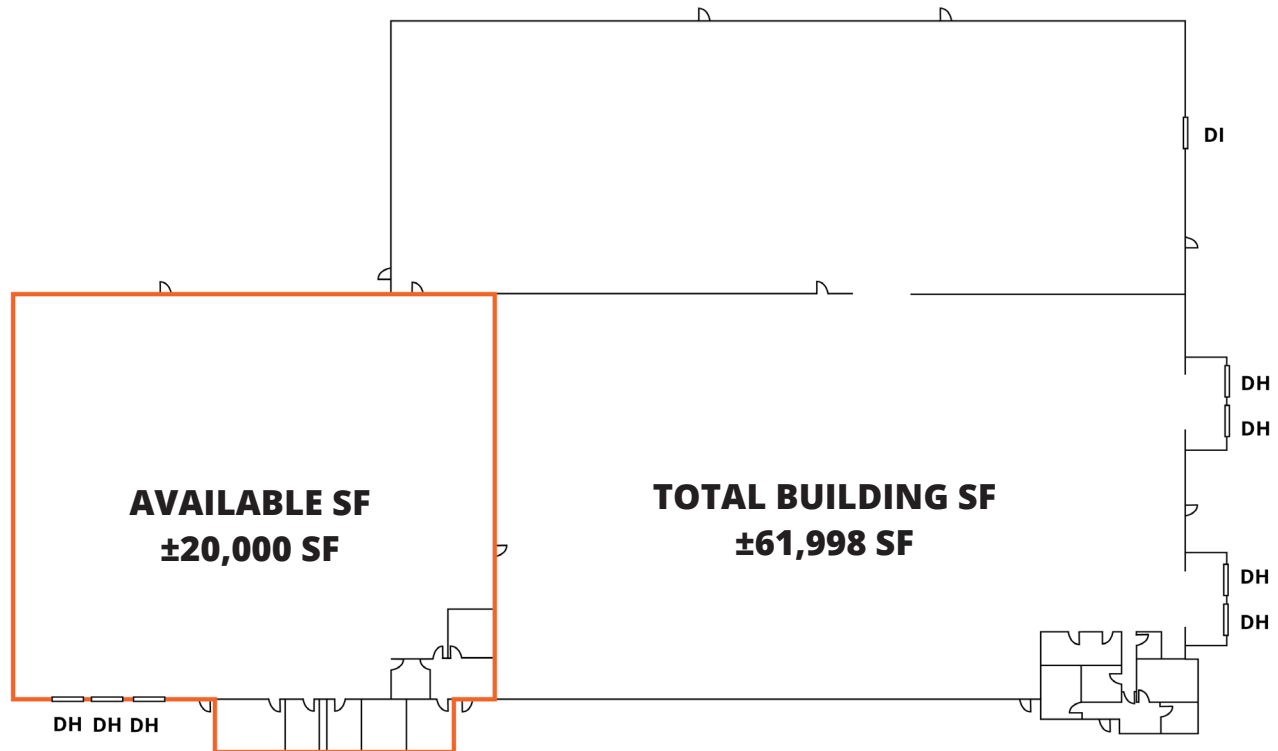
Principal

704 469 5964

henry.lobb@avisonyoung.com

**AVISON
YOUNG**

PROPERTY OVERVIEW



Property Specifications

Address: 919 Exchange St
Charlotte, NC 28208

Building Class: B

Total Building SF: ±61,998 SF

Available SF: ±20,000 SF

Available Office SF: ±1,000 SF

Year Built: 1988

Zoning: ML-2

Clear Height: 18' - 24'

Construction Type: Masonry

Available Dock High Doors: Three (3)

Lease Rate: \$7.95/SF NNN



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**AVISON
YOUNG**

ACCESSIBILITY

Located at **919 Exchange St in Charlotte, NC**, this Class B industrial property offers a prime leasing opportunity within a well-established industrial corridor. The $\pm 61,998$ sf building features $\pm 20,000$ sf available for lease, including $\pm 1,000$ sf of functional office space and three dock-high loading doors to support efficient distribution and operations. Zoned ML-2, the property allows for a wide range of industrial uses and is strategically located just 2.3 miles from I-85 and within 5 miles of both I-485 and I-77, providing excellent regional connectivity throughout the Charlotte metro.



INTERSTATE 85
2.3 miles



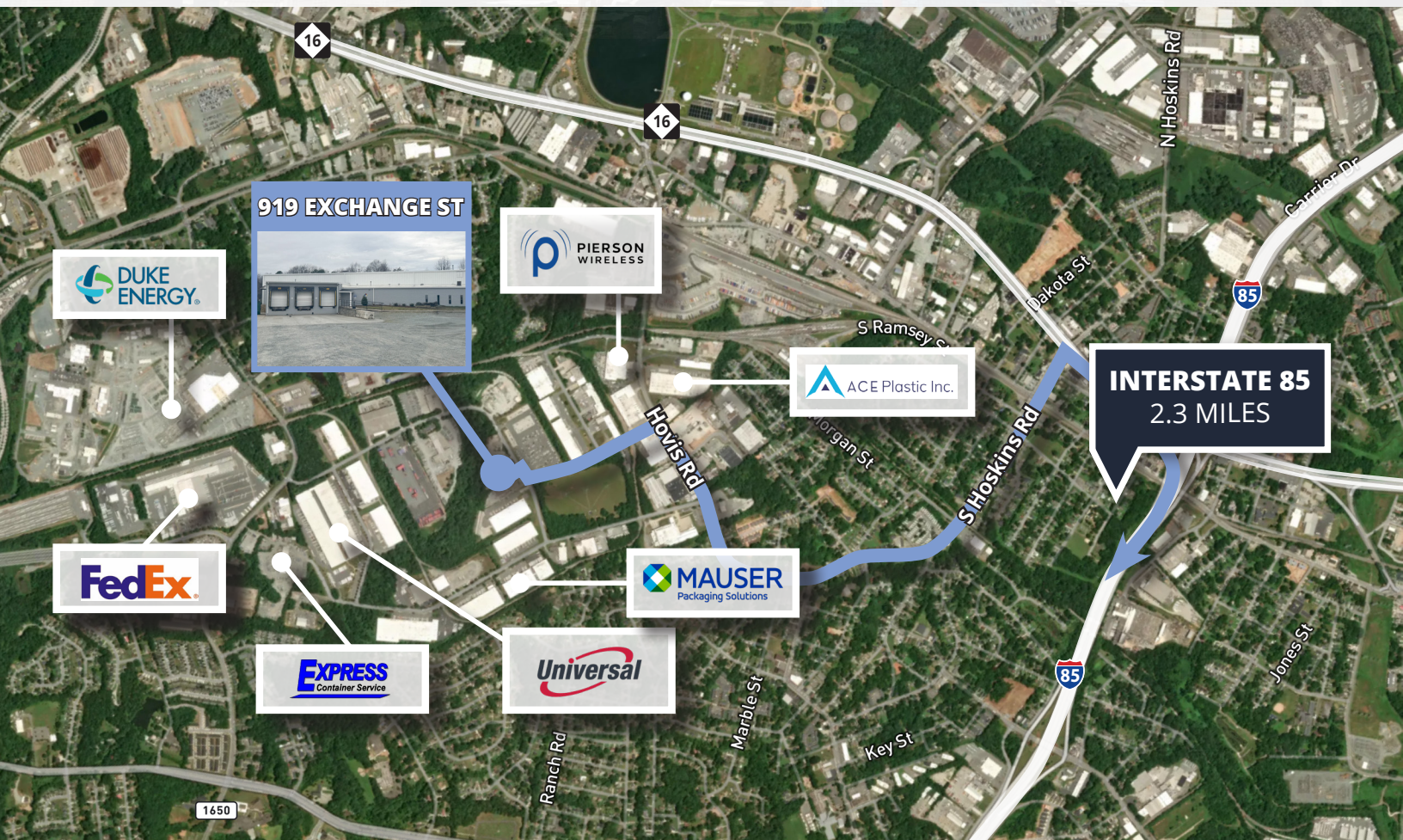
INTERSTATE 77
4.8 miles



INTERSTATE 485
4.9 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
6.0 miles



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**AVISON
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