

FOR LEASE



LEGACY

1005 N Church St. Charlotte NC 28206

±5,400 SF
WAREHOUSE

±1,226 SF
CLASS A OFFICE





**1005 N Church St.
Charlotte NC 28206**

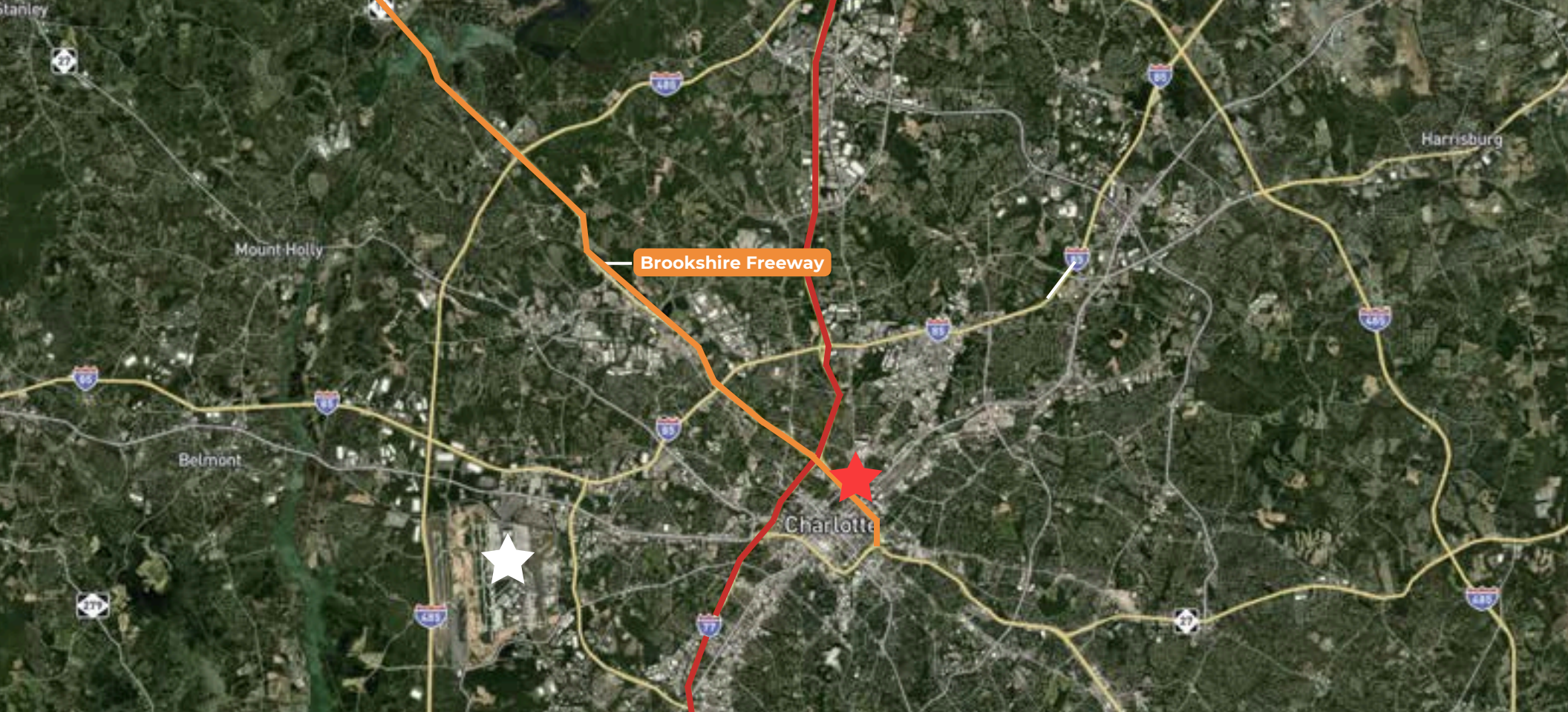
- **Parcel #** 07811316
- **Type:** Industrial / Flex
- **Zoning:** ML-2
- **Parking Ratio:** 2.11 / 1,000 SF.
- **Clear Height:** ±22'
- **Yard:** Secured gated fenced lot.
- **Loading:** 5 Dock-High Doors.
- **Total Acreage:** 3.47 acres (FAR 0.13 acres).
- **Total Size:** ±6,626 SF (±1,226 SF Class A Office | ±5,400 SF Warehouse).
- **Configuration:** Multi-tenant industrial facility (two existing tenants).
- **Utilities:** Tenant responsible for 21% share.
- Ideal for distribution, logistics, service contractors, and fleet-based users seeking an infill location with dock-high loading and secured outdoor storage.

Asking Rate: **\$11.00 PSF NNN** TICAM: **± \$1.79 PSF**



PROPERTY PHOTOS





STRATEGIC ACCESS TO MAJOR HIGHWAYS AND CLT AIRPORT

 **1005 N Church St. Charlotte NC 28206**  **CLT Airport**

- Direct access to I-77 in 0.75 miles.
- Direct access to I-85 in 2.0 miles.
- Access to CLT Airport in 7.5 miles.
- Connectivity to NC-16 (Brookshire Freeway) in 0.25 miles.

CONTACT US FOR A TOUR



ANDREW BLUMENTHAL
ablumenthal@legacycre.com
704.618.1802



AMY TUCKER
Amy@legacycre.com
843.329.9639