

4735

CHARLOTTE, NC 28217

PRIME INDUSTRIAL SPACE
EXCEPTIONAL LOCATION
BUILT FOR YOUR BUSINESS



16,209 SF
Total Building Size



\$11.50/SF/YR
Rental Rate (NNN)



\$1.30/SF/YR
Estimated NNN Expenses



ML-2
Zoning
(Industrial)

AVAILABLE
16,209 SQ FT

PROPERTY HIGHLIGHTS

- 16,209 square feet of industrial space
- 2 Dock High Doors + 1 Drive-In Door OR 3 Dock High Doors Configuration
- Zoning permits outside storage (up to 4,050 SF in front parking lot, subject to applicable requirements and any required POA approval)
- 18' – 21' clear height
- Ample parking
- Excellent access to I-77, I-85, I-485, Billy Graham Parkway, and Charlotte Douglas International Airport
- Ideal for manufacturing, distribution, logistics, or service-related users



18' – 21'
CLEAR HEIGHT



2 + 1
LOADING CONFIGURATION
(2 DOCK HIGH + 1 DRIVE-IN)
OR 3 DOCK HIGH



**AMPLE
PARKING**

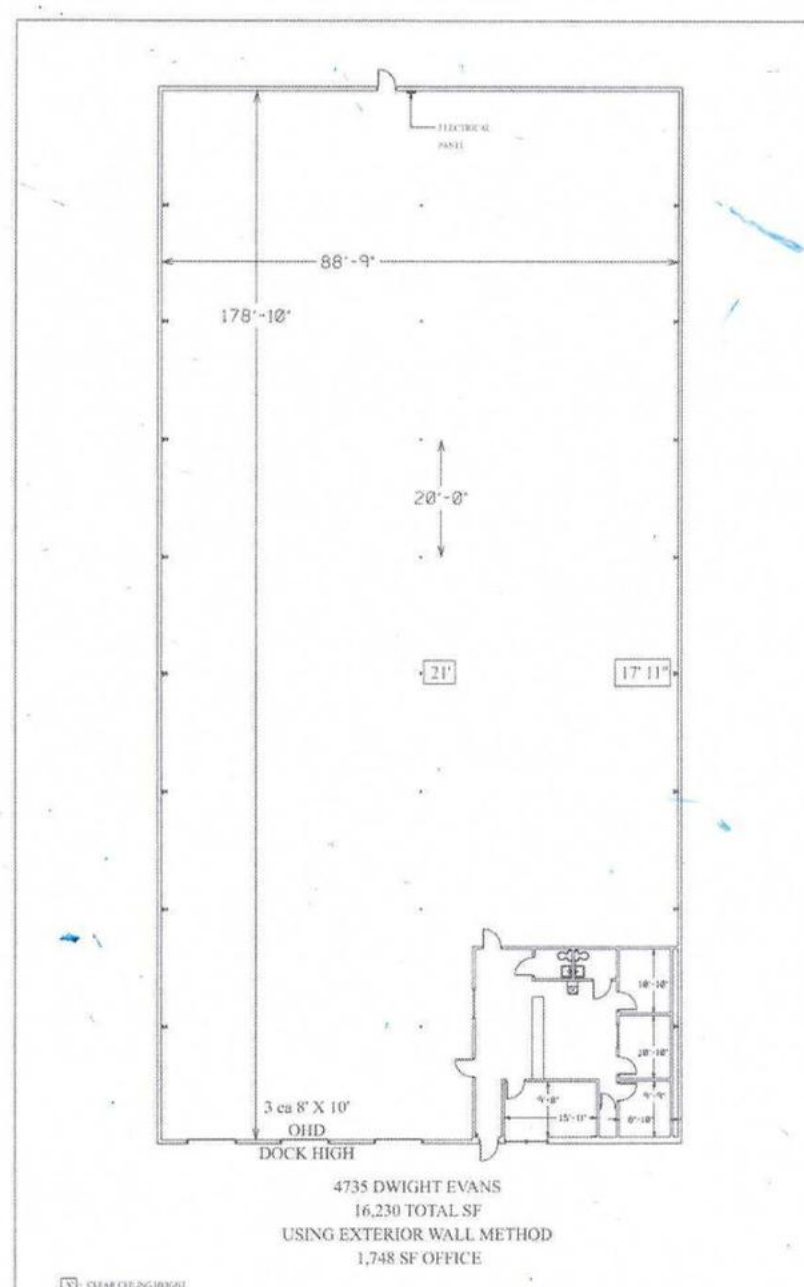


ML-2
ZONING
(INDUSTRIAL)

FLOOR PLAN

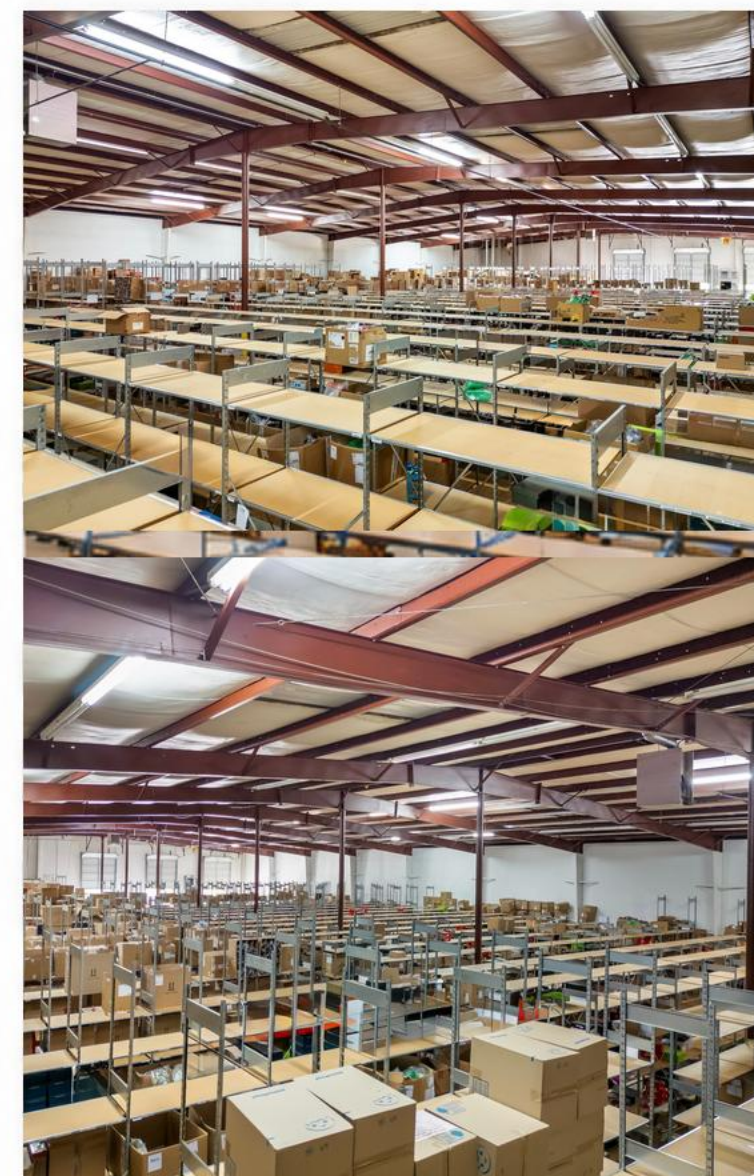
Industrial Office/Warehouse

4735 Dwight Evans Road · Charlotte, NC
FLOOR PLAN

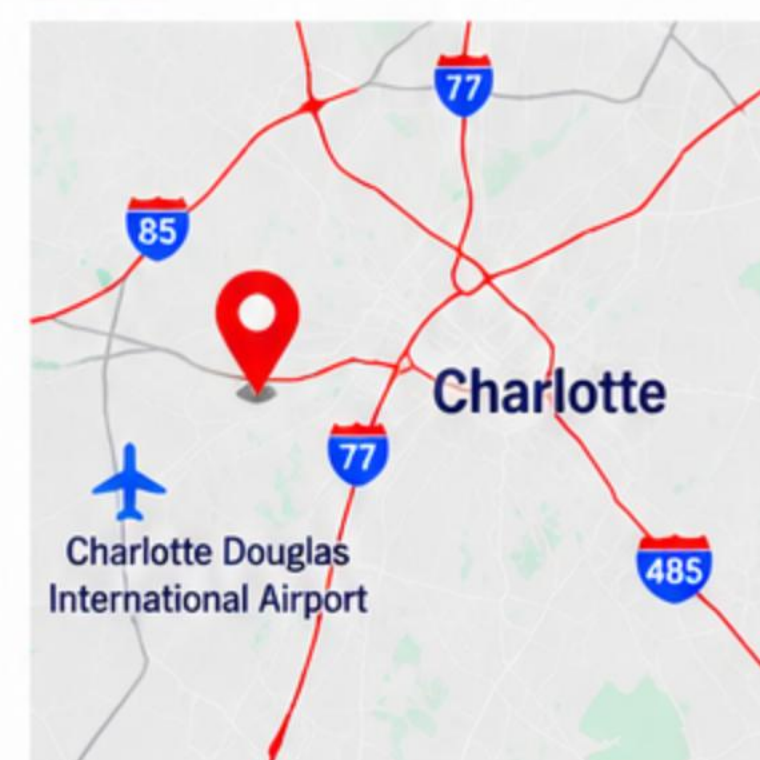


*Floor plan not to scale. For reference purposes only.

INTERIOR PHOTOS



PRIME LOCATION



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OPPORTUNITY
DRIVES BUSINESS