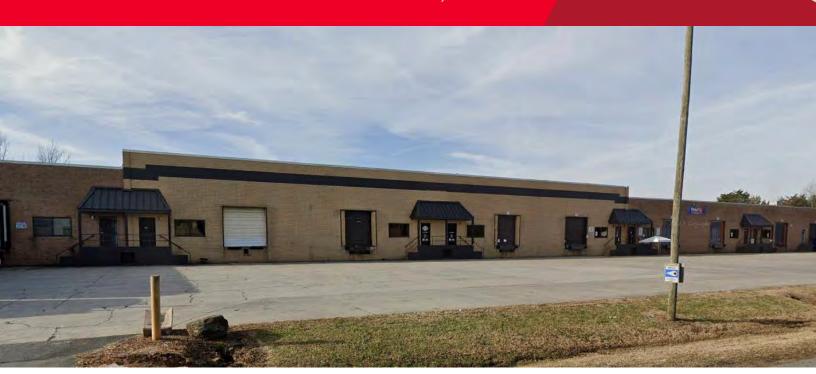


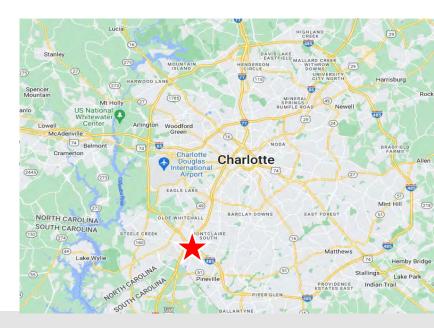
### FOR LEASE 225 Olympic St Charlotte, NC 28273



## PROPERTY HIGHLIGHTS

## FOR LEASE: 20,000 SF

- 20,000 SF
- Lot Size 4.51 Acres
- Multiple Office Pods
- Clear Height: 16' 20'
- 12 Dock Doors
- 3 Drive Ins
- Great Location
- Outside Storage
- Zoning : ML-2
- Improvement scheduled for March



For more information, contact:

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## FOR LEASE 225 Olympic St

Charlotte, NC 28273

#### PROPERTY INFORMATION

#### **SQUARE FOOT**

Total: 20,000 SF

#### **YEAR BUILT**

• 1970

#### **ZONING**

ML-2

Land Area: 4.50 Acres

#### CONSTRUCTION

Masonry

#### **CEILING HEIGHT**

Bay #1: 16' Clear HeightBay #2: 20' Clear Height

Bay #3:16' Clear Height

#### **AUTOMOBILE PARKING**

+/- 25 Spaces

#### **UTILITIES**

- Duke Power
- Piedmont Gas

#### **LIGHTING**

LED (to be upgraded once tenant moves out)

#### **LOADING**

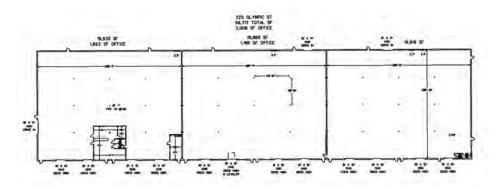
- 12 Dock High Doors
- 3 Drive In Doors (14'x16')

#### **MAJOR HIGHWAYS**

- I-77 less than 0.5 miles
- I-485 less than 0.5 miles

#### **ADDITIONAL AMENITIES**

- 0.5 Acres Outside Storage
- 3 separate gas mains
- Suspended gas heaters
- Multiple exhaust fans



\* Floor Plans are subject to be slightly different than shown

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# **FOR LEASE** 225 Olympic St

Charlotte, NC 28273







