



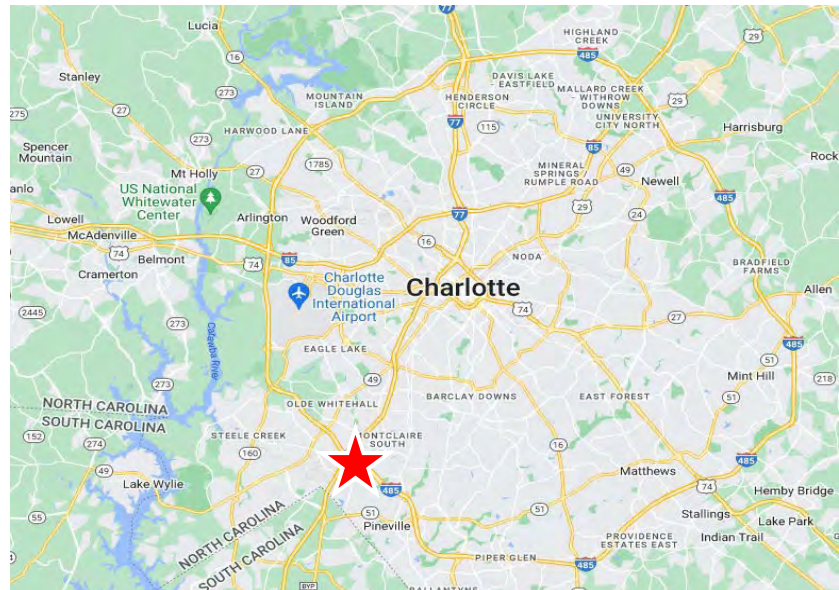
**FOR LEASE**  
**225 Olympic St**  
Charlotte, NC 28273



## 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:

**Patrick McGrath**  
+1 704 887 3038  
[Patrick.McGrath@cushwake.com](mailto:Patrick.McGrath@cushwake.com)

## 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 Height
- Bay #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

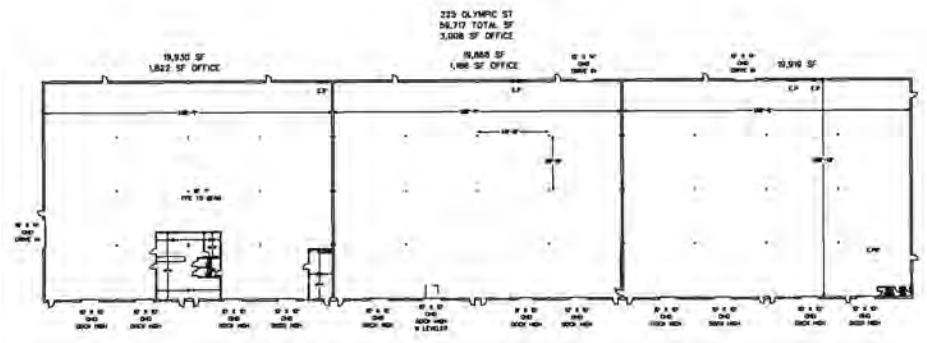
- 12 Dock High Doors
- 3 Drive In Doors (14'x16')

### 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

For more information, contact:

**Patrick McGrath**

+1 704 887 3038

[Patrick.McGrath@cushwake.com](mailto:Patrick.McGrath@cushwake.com)





# FOR LEASE

## 225 Olympic St

Charlotte, NC 28273

