

2908-2918 N. GRAHAM STREET
CHARLOTTE, NC 28206 • NORTH GRAHAM CORRIDOR

AVAILABLE NOW

SMALL-BAY FLEX / WAREHOUSE FOR LEASE

3,500 SF AVAILABLE NOW
NEW OWNERSHIP READY TO INVEST IN YOUR SPACE

3,500 SF
SUITE 2910

\$4,700* /MO
MONTHLY RENT

<2 MILES
TO I-85 & I-77

16' CLEAR
CLEAR HEIGHT

DOCK
LOADING DOCK ACCESS

SECURED
GATED PARKING

MOVE-IN READY SPACE FOR CONTRACTORS, SUPPLIERS & LOCAL OPERATORS

A 3,500 SF middle suite in a well-maintained 16,000 SF multi-tenant flex building on the North Graham corridor, two miles from Uptown Charlotte. Warehouse floor, dock loading, and I-85 less than two miles away: the right footprint for a crew and its inventory.

- ◆ **Ownership will invest in your space.** New owner Person Street Partners is prepared to fund some tenant improvements and capital upgrades to fit the suite to your operation.
- ◆ **Minutes to I-85.** Under 2 miles to both I-85 and I-77, with I-485 and I-277 close by: reach job sites across Charlotte and the region fast. 2 miles to Center City, 12 miles to CLT Airport.
- ◆ **Functional warehouse.** 16' clear ceilings, loading dock, and an open floor for inventory, equipment, or light assembly.
- ◆ **Secured, gated parking on site.** Room for work trucks, vans, and trailers behind a gate.
- ◆ **Recently renovated.** New LED lighting, fresh paint, and an updated restroom; move in without a fit-out delay.
- ◆ **ML-1 zoning.** Supports contractors, suppliers, service companies, e-commerce, warehouse, and office/flex uses.
- ◆ **High visibility.** 18,000 vehicles daily on N. Graham Street with prominent road signage opportunity near Camp North End and NoDa.

TELL US WHAT YOUR BUSINESS NEEDS

Office build-out, additional power, racking, lighting, fencing, or signage: **ownership will put capital into the suite** for the right tenant. Bring us your requirements and we'll build a plan and a lease around them.



*\$4,700 per month excludes NNN reimbursement related to TICAM.

LEASING CONTACT

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Person Street Partners

NEW OWNERSHIP

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ONE ALLIANCE
COMPANIES