

Dalfen
INDUSTRIAL

**Goldman
Sachs**



INDUSTRIAL SPACE | FOR LEASE

**4325 BEAM ROAD
CHARLOTTE, NC 28217**

Phoebe Dinga

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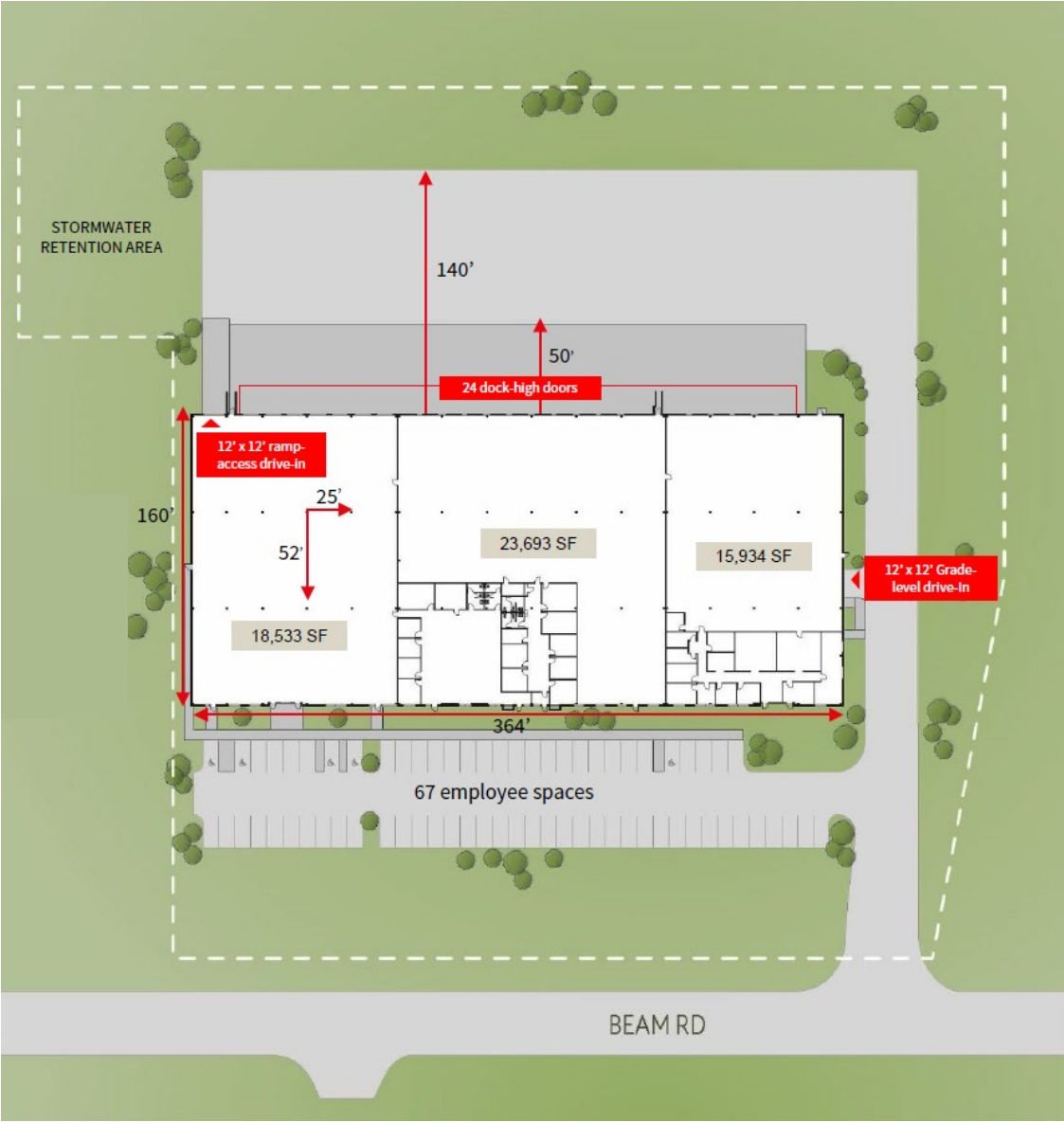
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+1 704 409 2370

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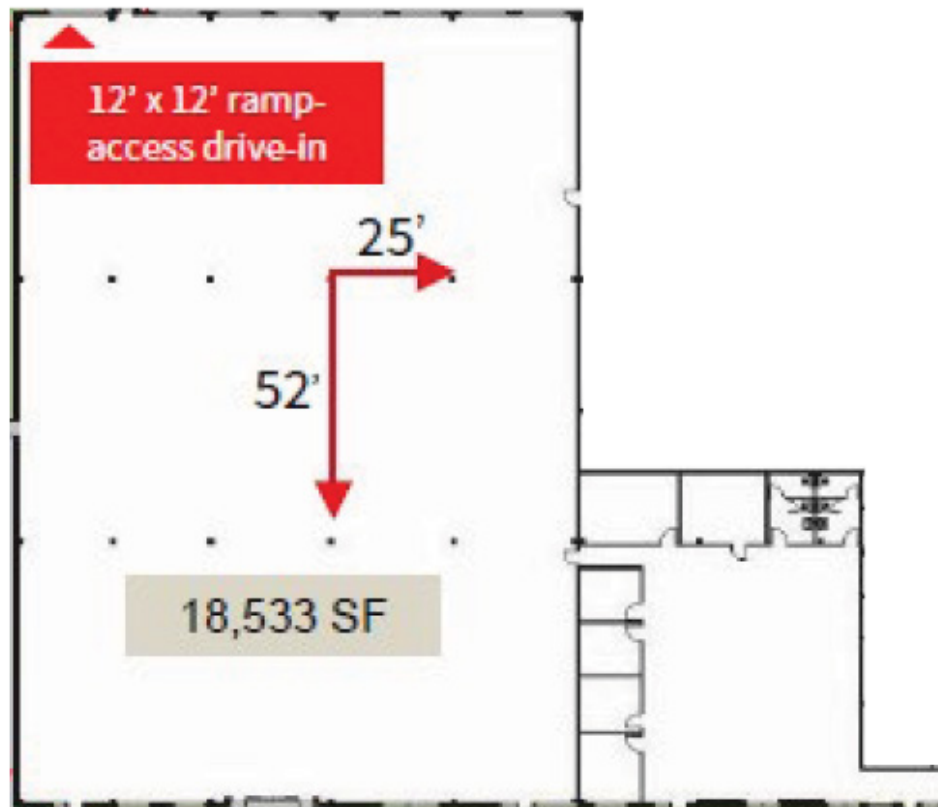
SITE PLAN



PROPERTY SPECS

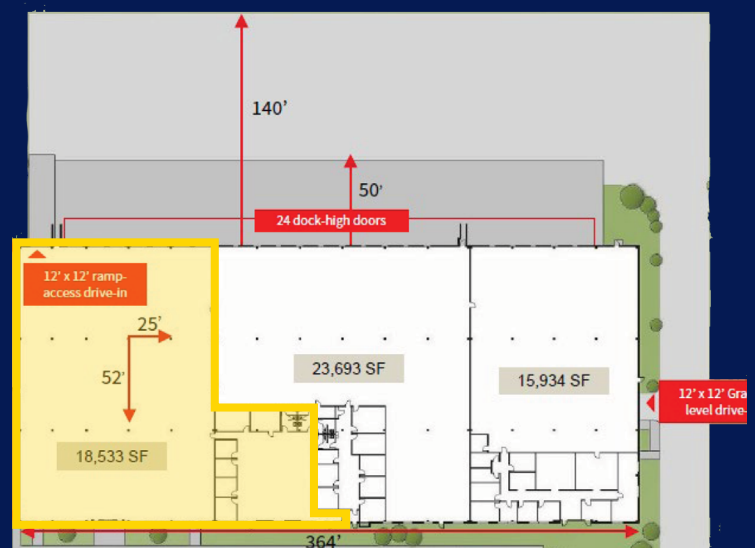
Address	4325 Beam Rd Charlotte, NC 28217
Parcel Number	14130102
Zoning	B-D (CD)
Total Building SF	± 58,160
Year Built Renovated	2001
Clear Height	22'
Loading	24 dock-high, 2 drive-in
Parking	67 auto spaces
Land Use	Industrial
Electricity	TBD
Natural Gas	TBD
Water & Sewer	TBD
Price	Call For Pricing

OPTION A | 18,533 SF

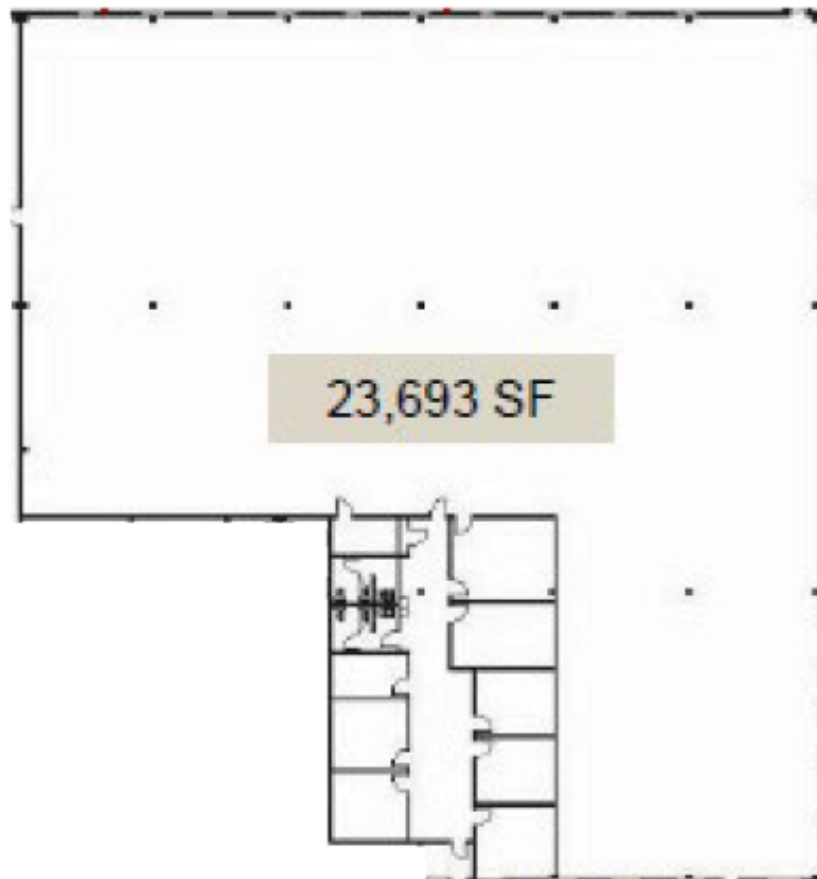


SUITE SPECS

Suite:	A
Total SF:	18,533 SF
Office:	1,500 SF
Loading Dock:	6 Dock High 1 Drive In
Clear Height:	22'
Availability:	February 2026

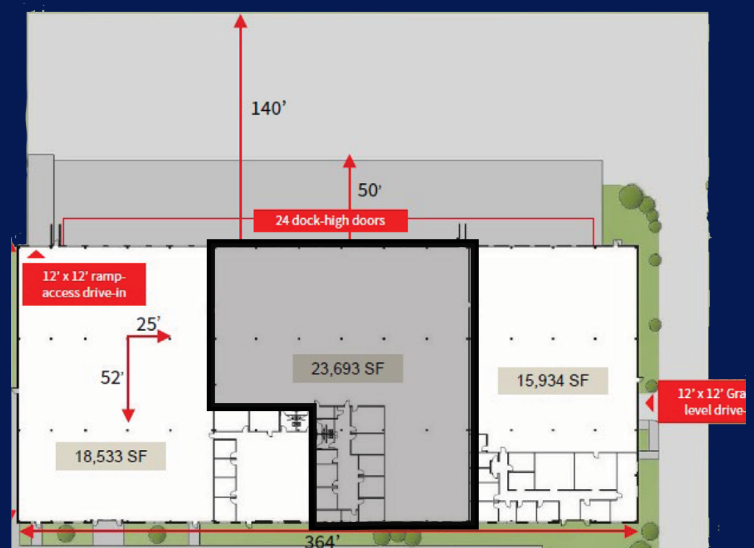


OPTION B | 23,693 SF

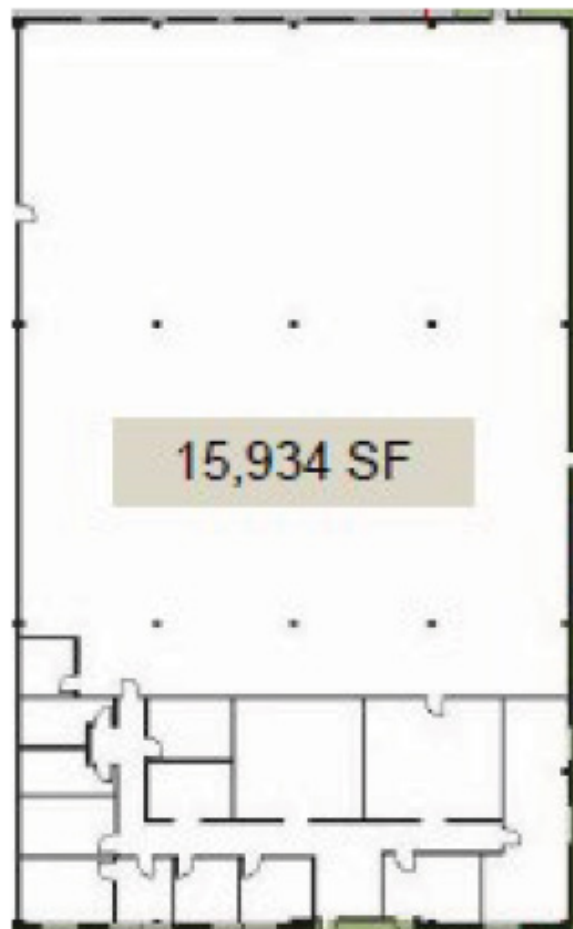


SUITE SPECS

Suite:	B
Total SF:	23,693 SF
Office:	1,500 SF
Loading Dock:	9 Dock High
Clear Height:	22'
Availability:	February 2026

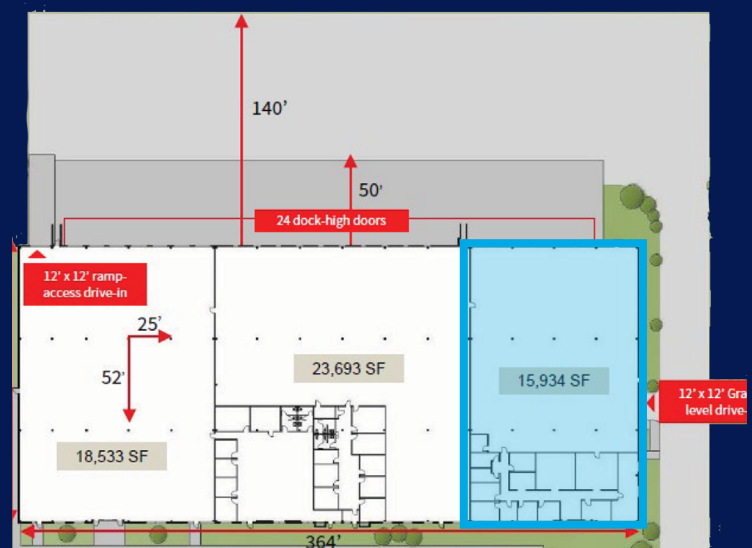


OPTION C | 15,934 SF

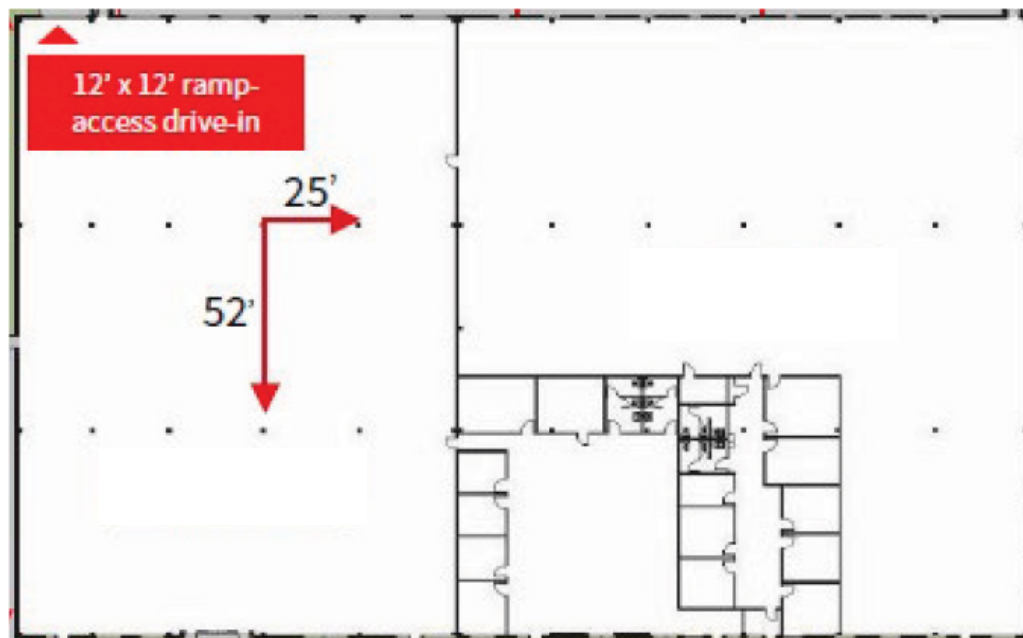


SUITE SPECS

Suite:	C
Total SF:	15,934 SF
Office:	2,000 SF
Loading Dock:	5 Dock High 1 Drive-In
Clear Height:	22'
Availability:	February 2026

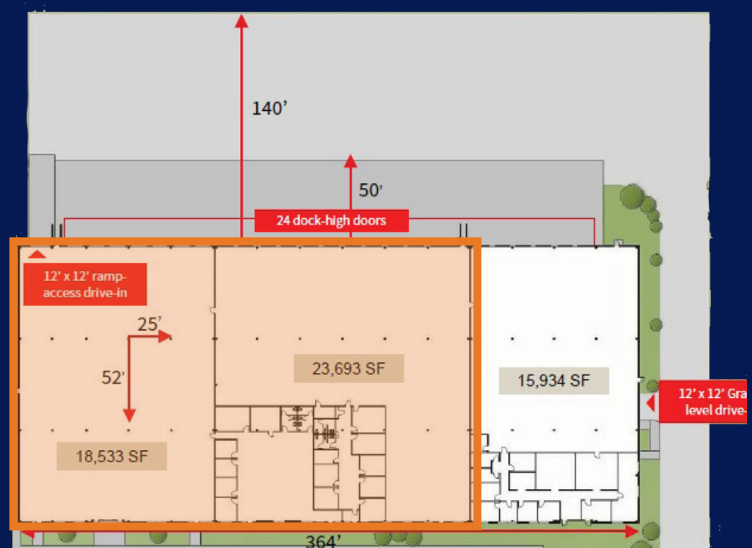


OPTION D | 42,226 SF

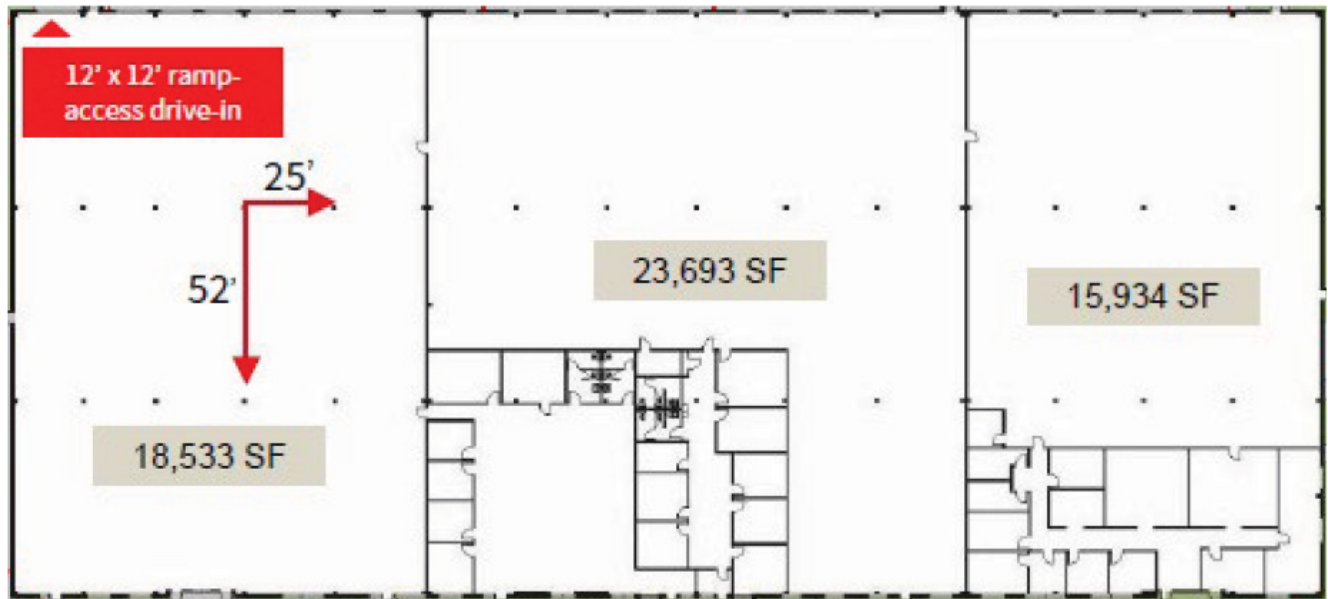


SUITE SPECS

Suite:	Option A + B
Total SF:	42,226 SF
Office:	3,000 SF
Loading Dock:	15 Dock High
Clear Height:	22'
Availability:	February 2026

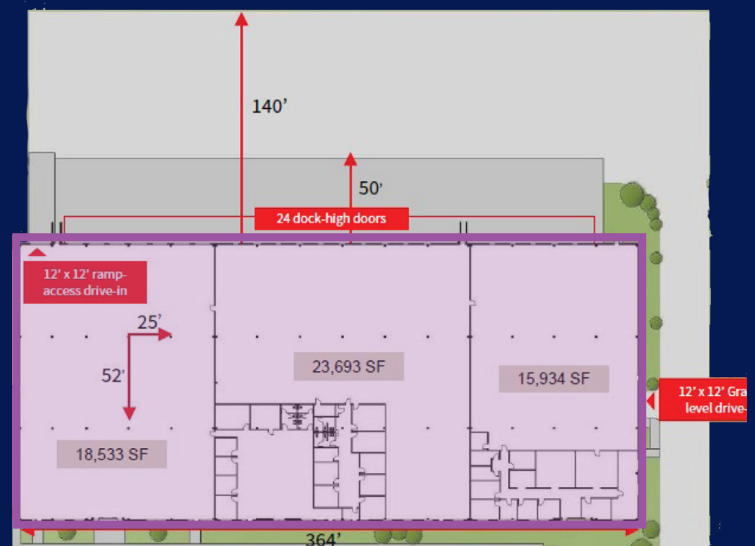


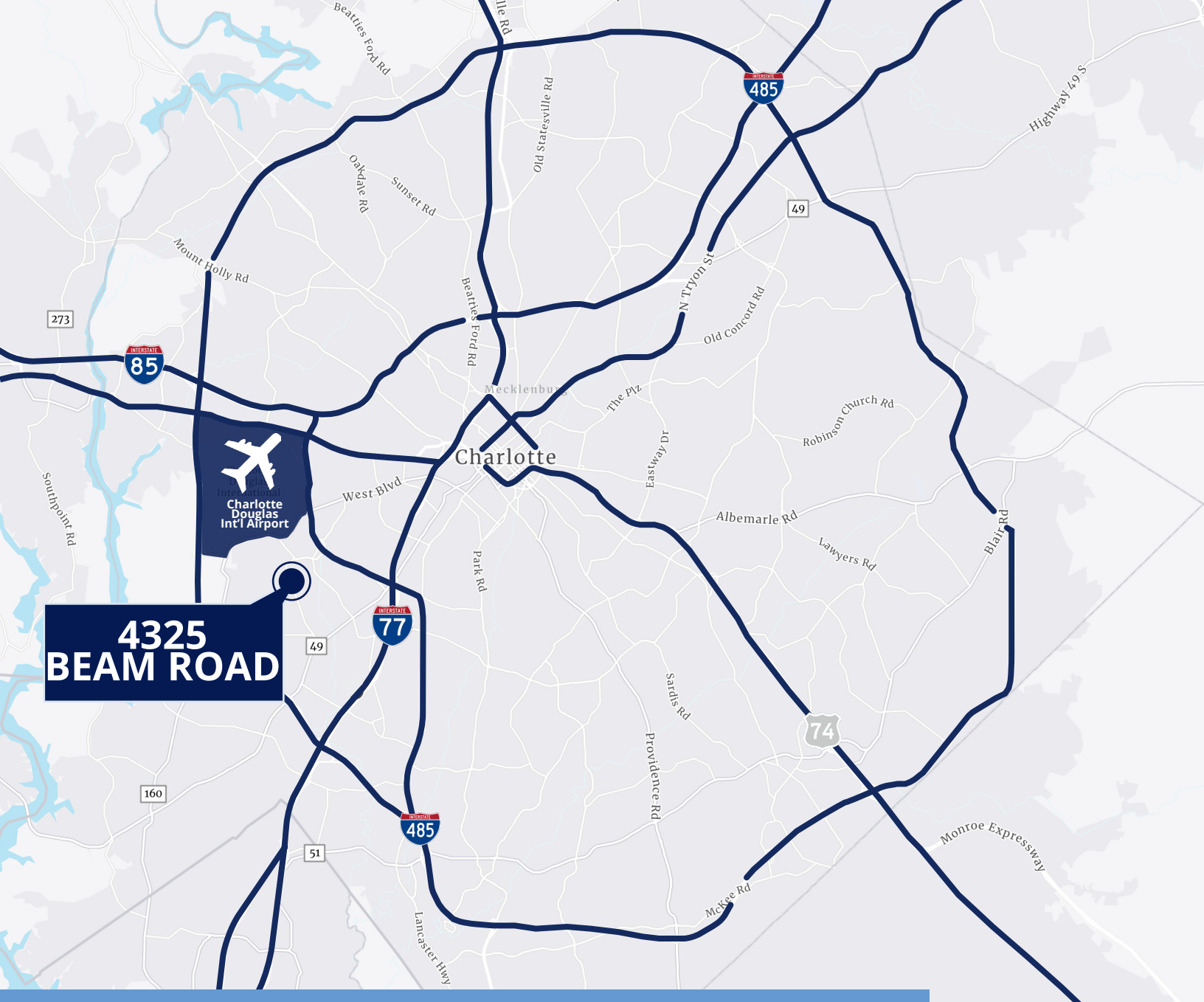
OPTION E | 58,160 SF



SUITE SPECS

Suite:	Full Building
Total SF:	58,160 SF
Office:	5,000 SF
Loading Dock:	24 Dock High 2 Drive In
Clear Height:	22'
Availability:	February 2026





<1 Mile to I-77 via
W Arrowood Rd



< 3 Miles to I-485 via
I-77



8 Miles to Charlotte
Douglas Int'l Airport



8.5 Miles to Charlotte
Center City



10 Miles to South
Carolina Stateline



Airport
Submarket



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Contact Us

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