2700-2738 N GRAHAM STREET, CHARLOTTE, NC 28206

NORTH GRAHAM BUSINESS CENTER

UNDER NEW OWNERSHIP & MANAGEMENT



ONE ALLIANCE COMPANIES

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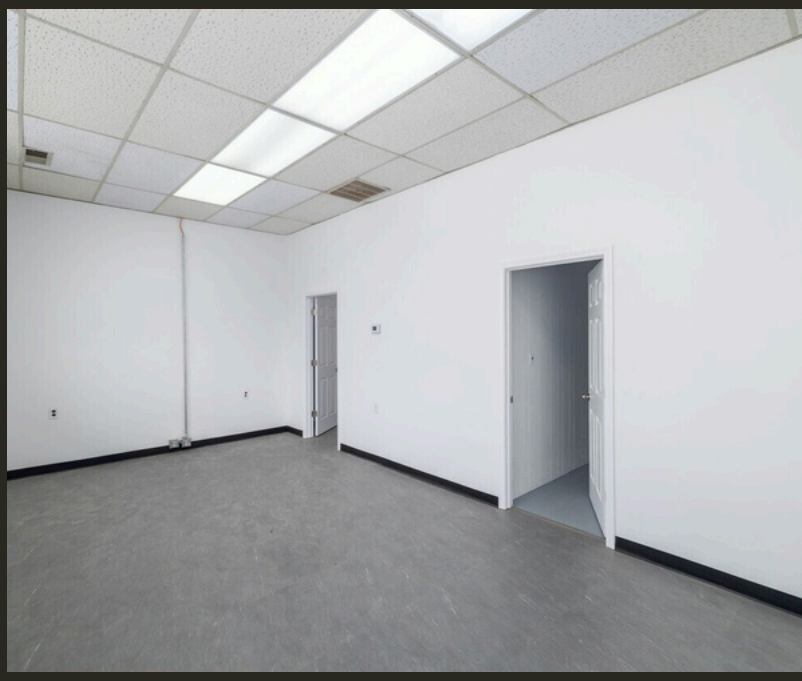
ABOUT THE SHOPPING CENTER

INDUSTRIAL SPACE FOR LEASE

- ±28,031 SF light industrial facility with flexible suite configurations
- Units available from 2,571 SF to 14,106 SF to fit various business needs
- Light Industrial (ML-1) zoning allows warehousing, distribution, and light manufacturing
- Dock-high and drive-in loading options for efficient operations
- Under new ownership and management with planned capital improvements
- Renovations underway including updated parking lot, roof, façade, and fresh paint
- Move-in ready suites designed for immediate occupancy
- Prime location in the North Graham Corridor near major industrial growth



This ±28,031 SF industrial property in the North Graham Corridor offers flexible suites from 2,571 to 14,106 SF, ideal for warehousing, distribution, or light manufacturing. The property features dock-high and drive-in loading, and is undergoing major upgrades including a new roof, facade, and refreshed interiors. Strategically located just minutes from I-77, I-85, and Center City Charlotte, it provides excellent access to key transportation routes and the airport.

HIGHLIGHTS

- Less than 2 miles to I-77 and I-85
- Approximately 2 miles to Center City Charlotte
- 12 miles to Charlotte Douglas International Airport
- Close proximity to Camp North End and NoDa's retail, dining, and amenities
- 18,000 AADT
- https://ngrahambusinesscenter.manus.space/



AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
2730	+/- 2,571	First	$18/SF	NNN ($3.15)	Office buildout: +/- 500SF Available 12.1.26
2734	+/- 2,568	First			Recently Leased
2740	+/- 3,205	First		NNN	Recently Leased
2736	+/- 3,215	First		NNN	Recently Leased
2732	+/- 2,547	First		NNN	Recently Leased











ABOUT THE AREA

CHARLOTTE, NC

Charlotte is the largest city in North Carolina, with a population of over 890,000 and a metro area exceeding 2.7 million people. It's often called the "Queen City," named in honor of Queen Charlotte of Mecklenburg-Strelitz.

The city is a major financial center, ranking second only to New York City in banking assets. It's home to the headquarters of Bank of America and a major East Coast hub for Wells Fargo, making finance a key part of its identity.

Charlotte is also a hub for NASCAR, featuring the Charlotte Motor Speedway and the NASCAR Hall of Fame. Sports fans can cheer for the Carolina Panthers (NFL), Charlotte Hornets (NBA), and Charlotte FC (MLS), all based in the city.

Education is a big part of Charlotte's landscape, with institutions like the University of North Carolina at Charlotte (UNCC) and Johnson & Wales University offering a variety of programs. Charlotte Douglas International Airport is one of the busiest airports in the U.S., connecting the city to destinations around the world.

Nature lovers will enjoy Charlotte's many parks and outdoor spaces, such as Freedom Park and the U.S. National Whitewater Center. Culturally, the city is home to attractions like the Mint Museum, Discovery Place, and the Levine Museum of the New South.

Uptown Charlotte, the city's central business and entertainment district, is known for its modern skyline, diverse restaurants, and lively arts scene. The city is also served by public transportation options like the LYNX Light Rail and the Charlotte Area Transit System (CATS), making it easy to get around.

Charlotte blends Southern charm with modern innovation, making it a dynamic place to live and visit. From food festivals and craft breweries to tech startups and thriving neighborhoods, the city offers a little something for everyone. Its warm climate, growing job market, and welcoming community continue to attract newcomers from all over the country.





