



For Lease

3637 N Graham St
Charlotte, NC 28206

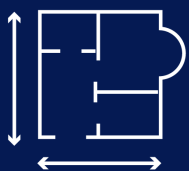
Greg Gosselin
Vice President
+1 336 408 9726
greg.gosselin@colliers.com



The Property

Highlights

- Strategically positioned in Charlotte's urban industrial core, 3637 N. Graham Street delivers a highly functional infill location with strong access and lasting tenant appeal.
- Located along the well-traveled N. Graham Street corridor, offering direct connectivity to key distribution routes and central business areas.
- Situated just ~10.1 miles from Charlotte Douglas International Airport (CLT), providing convenient access for air freight and business travel.



±14,000 SF



ML-2

Details

Delivery:	Q2 2027	Yard:	Graveled
Warehouse + Washbay SF:	±11,550 SF		(5) Drive-through bays
Total Acres:	±5.59 Acres	Loading:	(1) Drive-through covered wash bay
Office:	±2,450 SF		(10) 14' x 16' overhead doors
Zoning:	ML-2	Security:	(2) Gated access points, perimeter site lighting
Restrooms:	3	Utilities:	Water, sewer, gas, electric
Clear Height:	21'+	Electric:	480V / 800-amp / 3-phase

Current



Planned



Renovation Highlights

Floor Plan

2,450 SF office

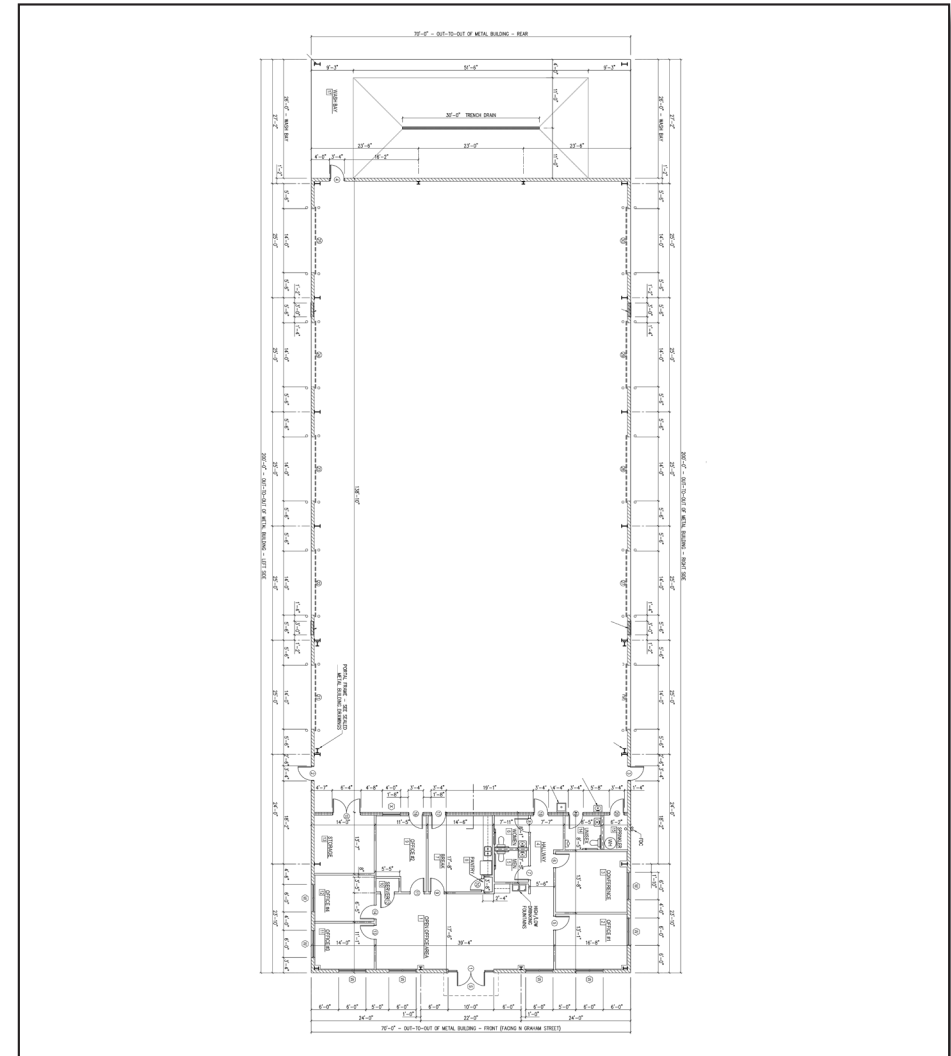
- (4) Private offices
- Break room
- Conference room
- Open reception area
- Utility / storage room
- (2) Bathrooms
- IT/Server closet

11,550 SF warehouse

- (5) Drive-through bays
- (1) Drive-through covered wash bay
- Trench drain with oil-water separator
- (10) 14'x16' Overhead doors
- (1) Warehouse bathroom
- 20'+ clear heights
- Sprinklered
- Water, Sewer, Gas, Electric
- 480V / 800A / 3-phase power

Laydown Yard

- (2) Gated Access Points
- Fenced
- Gravel
- Perimeter Site Lighting



[illegible]

Location Map



Contact Us

Greg Gosselin

Vice President
+1 336 408 9726
greg.gosselin@colliers.com



300 W. Summit Ave,
Suite 200
Charlotte, NC 28205
P: +1 704 409 9933



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.