



FLEX SPACE FOR LEASE

SCARLET OAK

**8700 & 8702 RED OAK BLVD
CHARLOTTE, NC 28217**

Phoebe Dinga

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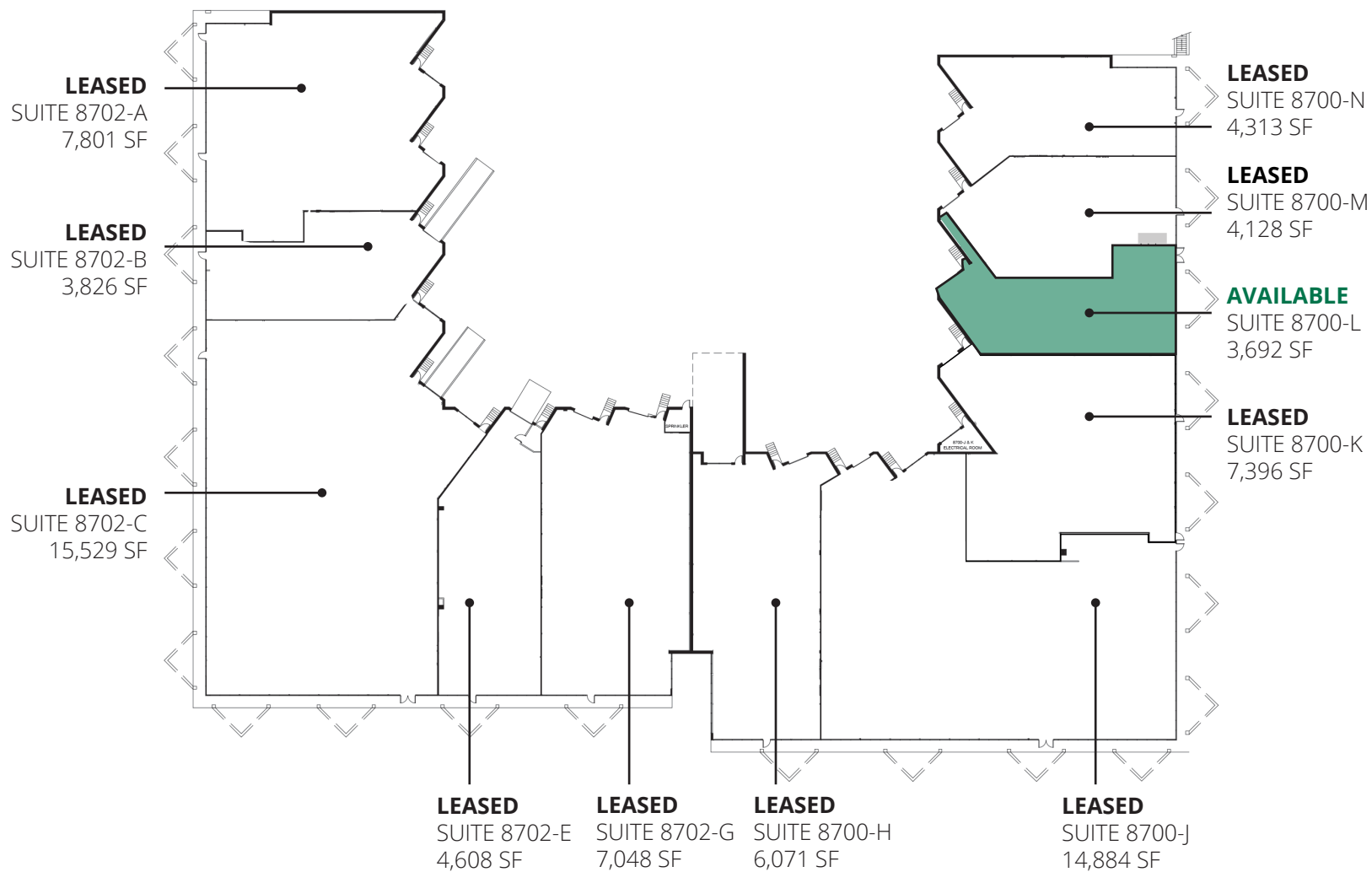
Justin Smith, SIOR

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SCARLET OAK SITE PLAN

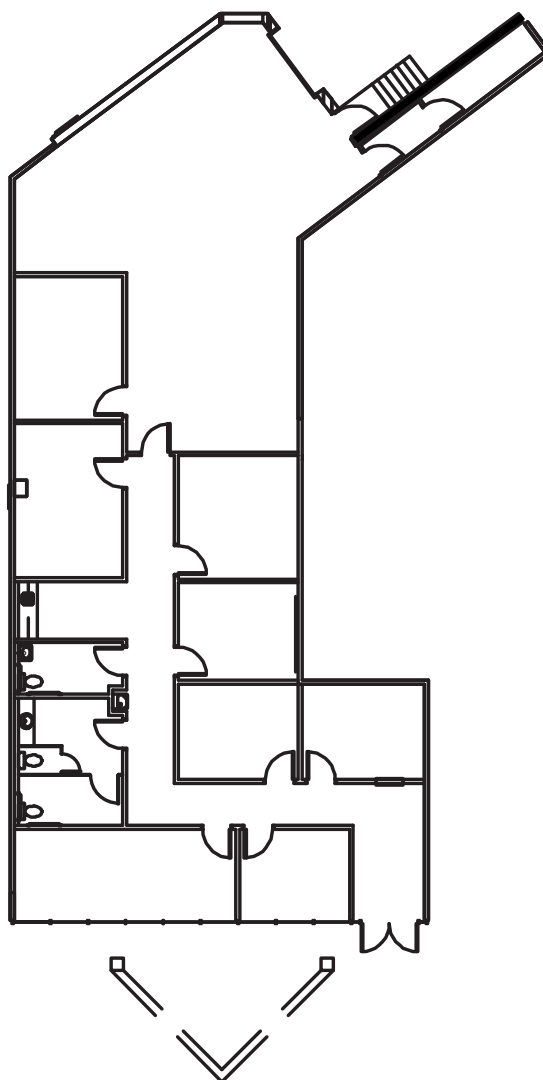


PROPERTY SPECS

Address	8700 & 8702 Red Oak Blvd
Parcel Number	16718201
Zoning	B-D
Total Building SF	±81,117 SF
Year Built Renovated	1981 2022
Clear Height	17' 4"
Loading	Dock High and Drive In Available
Parking	3.2/1,000
Land Use	Industrial
Electricity	Duke Energy
Natural Gas	Piedmont Natural Gas
Water & Sewer	CMUD
Price	Call For Pricing



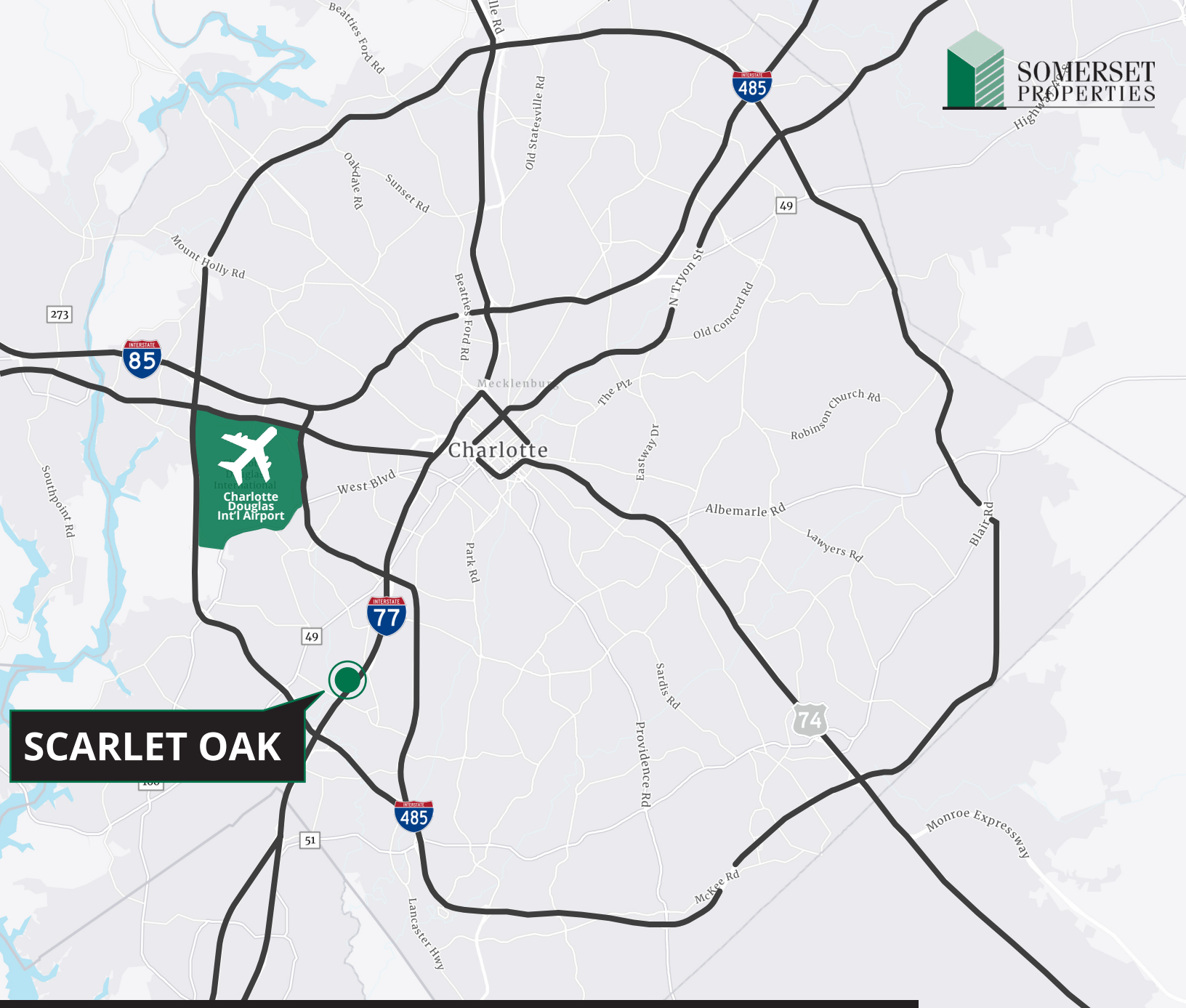
SCARLET OAK SUITE 8700-L | 3,692 SF



SUITE SPECS

Suite:	8700-L
Total SF:	3,692 SF
Office:	2,000 SF
Loading Dock:	1 Dock High
Clear Height:	17' 4"
Availability:	January 2027





<1 Mile to I-77 via
W Arrowood Rd



< 3 Miles to I-485 via
I-77



13 Miles to Charlotte
Douglas Int'l Airport



9 Miles to Charlotte
Center City



< 4 Miles to South
Carolina Stateline



Stateline
Submarket



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