

Dalfen
INDUSTRIAL

**Goldman
Sachs**



INDUSTRIAL SPACE | FOR LEASE

**4325 BEAM ROAD
CHARLOTTE, NC 28217**

Phoebe Dinga

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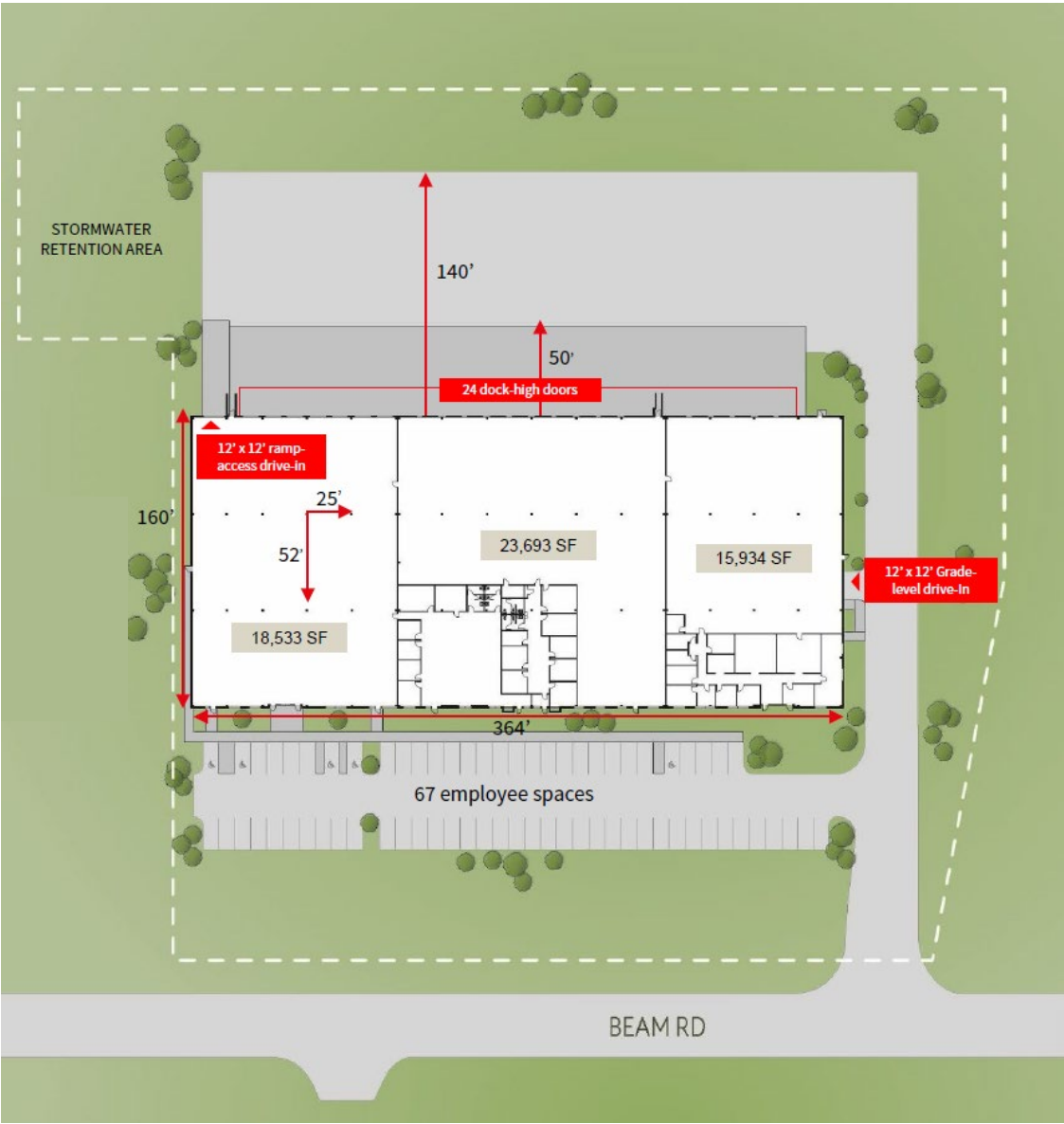
Rob Speir

+1 704 409 2370

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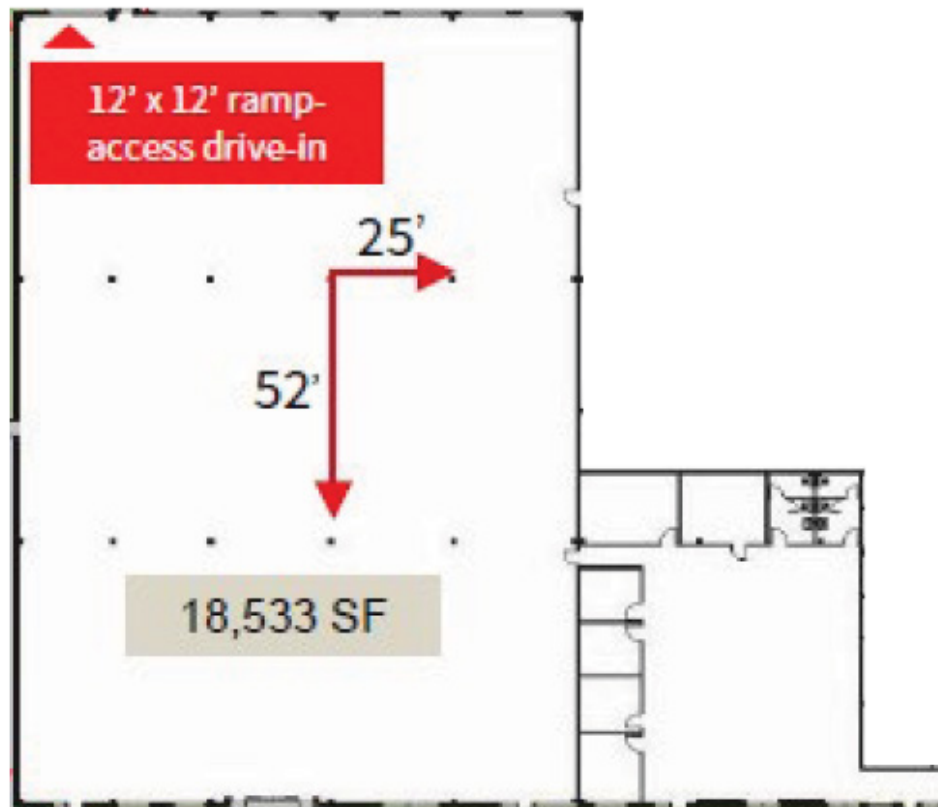
SITE PLAN



PROPERTY SPECS

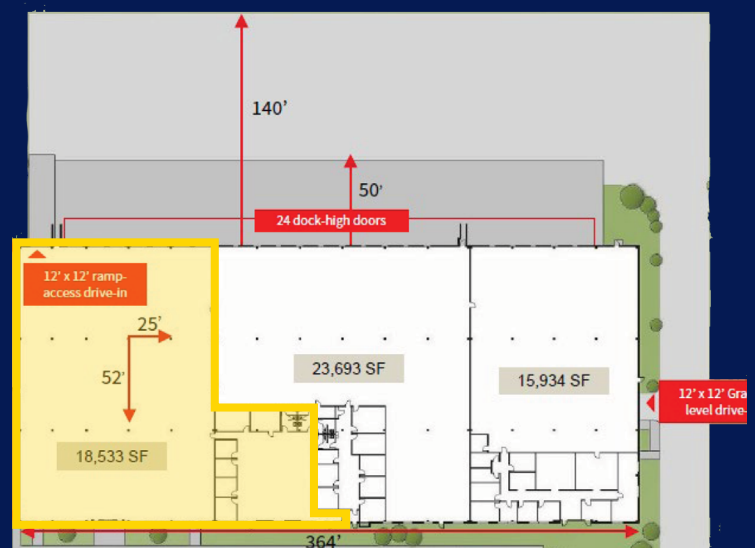
Address	4325 Beam Rd Charlotte, NC 28217
Parcel Number	14130102
Zoning	B-D (CD)
Total Building SF	± 58,1160
Year Built Renovated	2001
Clear Height	22'
Loading	24 dock-high, 2 drive-in
Parking	67 auto spaces
Land Use	Industrial
Electricity	Duke Energy
Natural Gas	Piedmont Natural Gas
Water & Sewer	Charlotte Water
Price	Call For Pricing

OPTION A | 18,533 SF

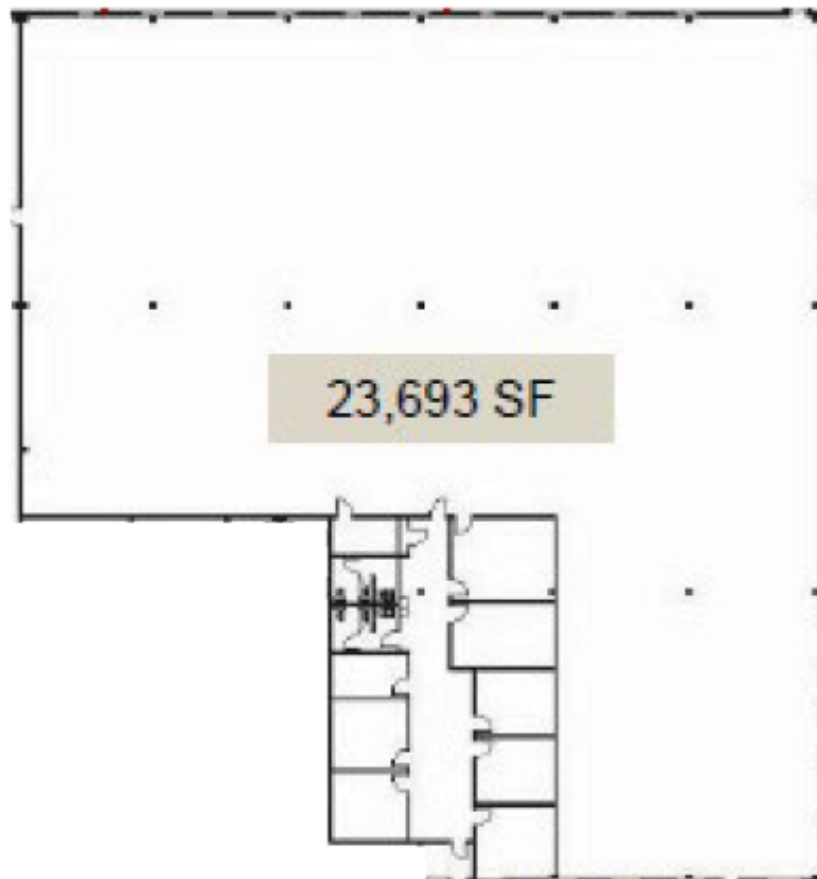


SUITE SPECS

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

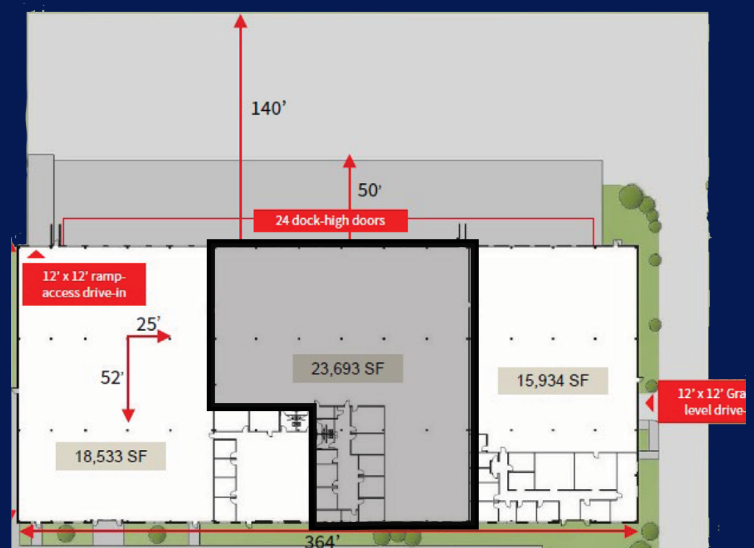


OPTION B | 23,693 SF

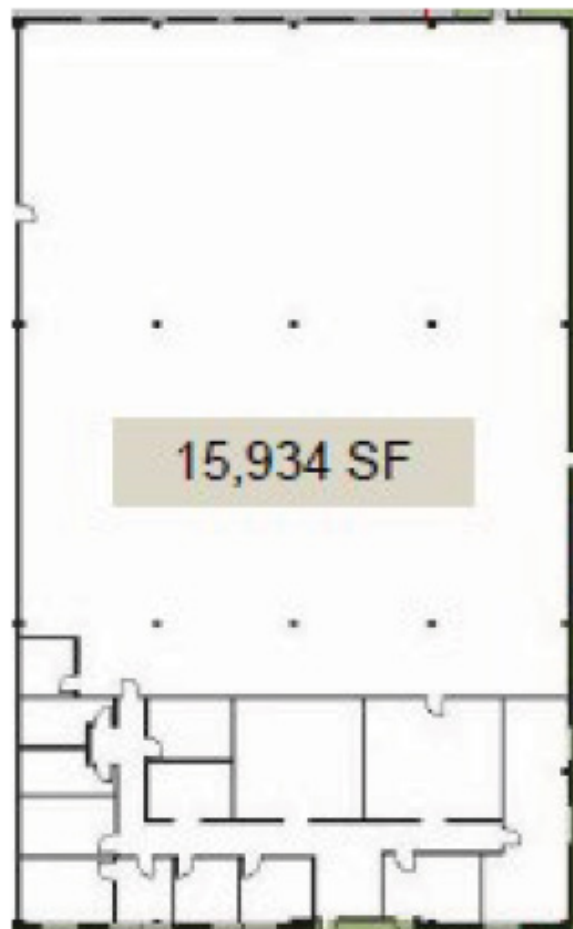


SUITE SPECS

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

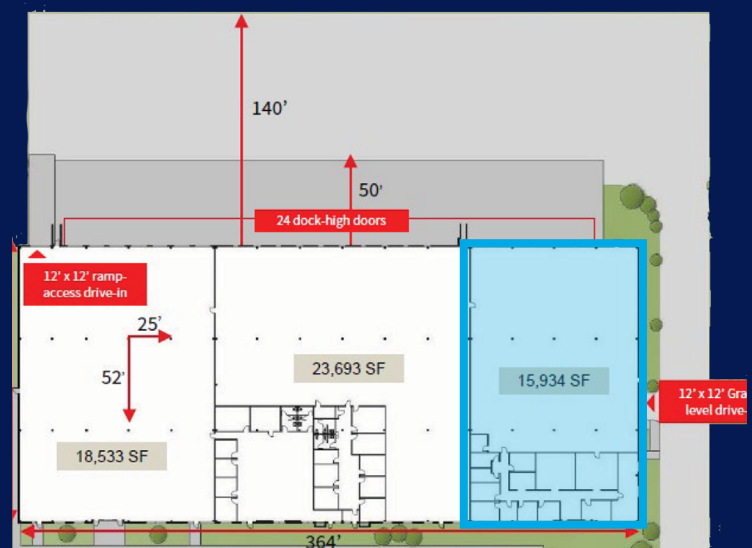


OPTION C | 15,934 SF

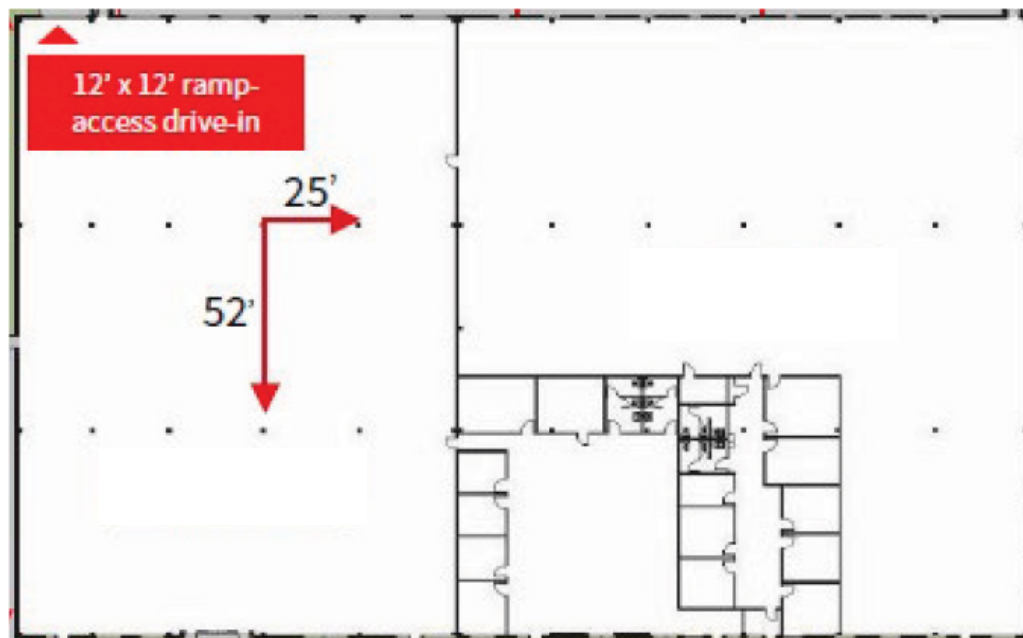


SUITE SPECS

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

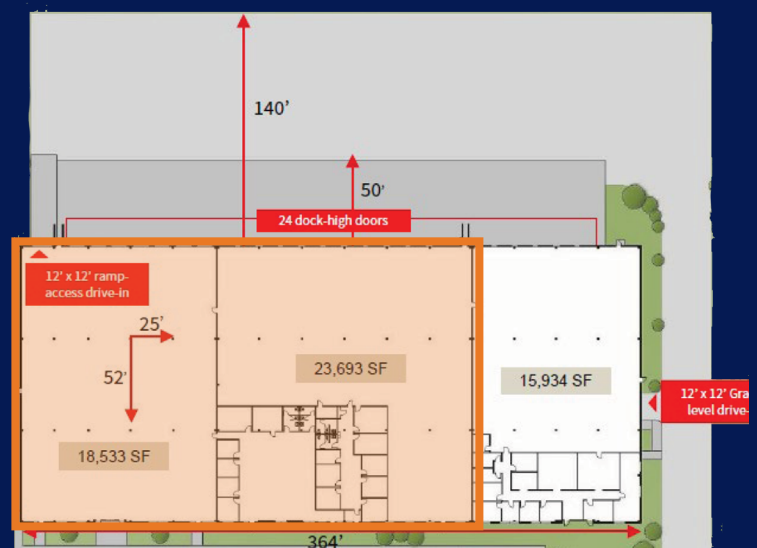
Total SF: 42,226 SF

Office: 3,000 SF

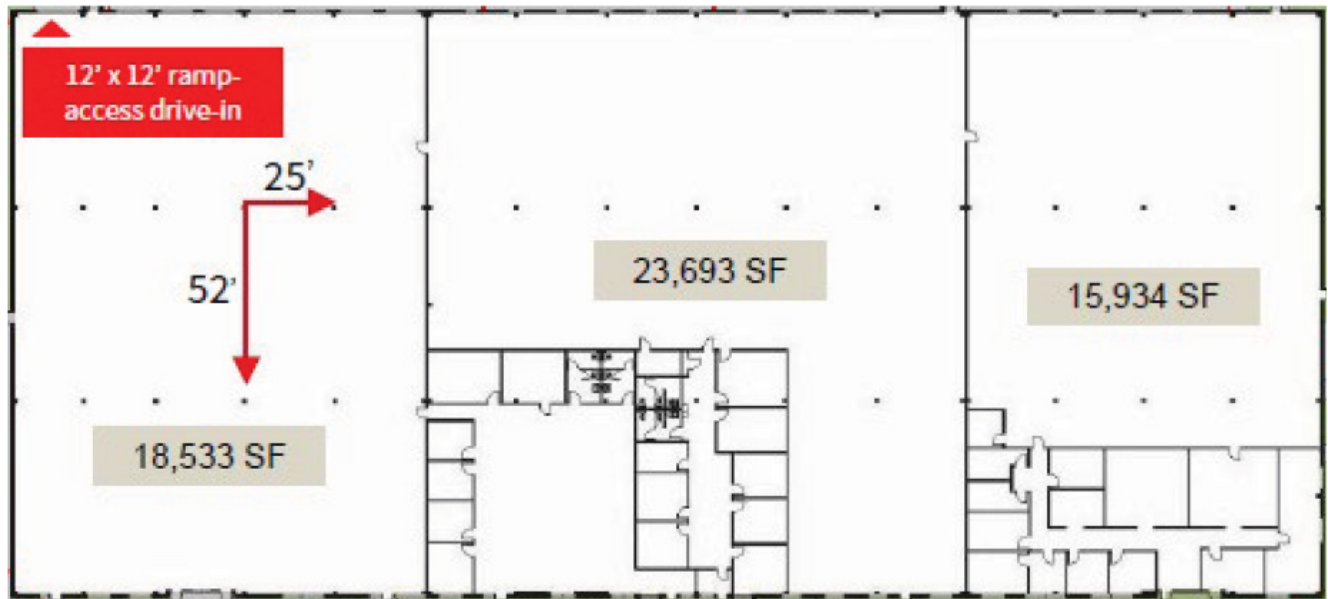
Loading Dock: 15 Dock High

Clear Height: 22'

Availability: February 2026



OPTION E | 58,160 SF



SUITE SPECS

Suite: Full Building

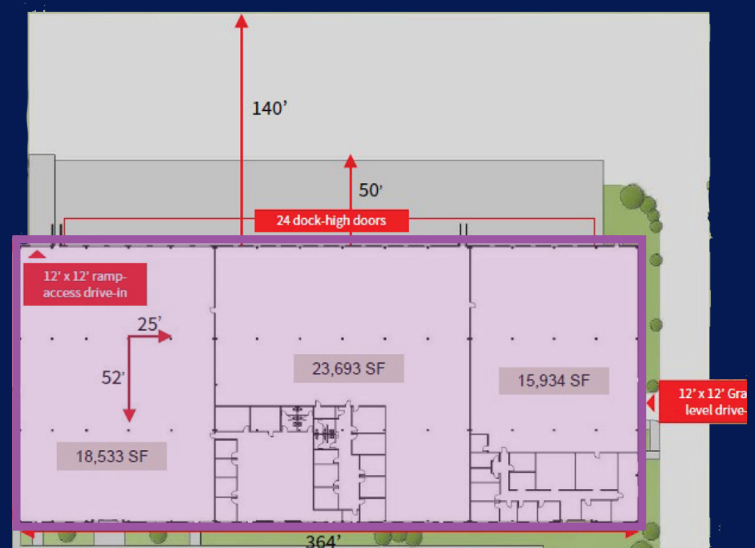
Total SF: 58,160 SF

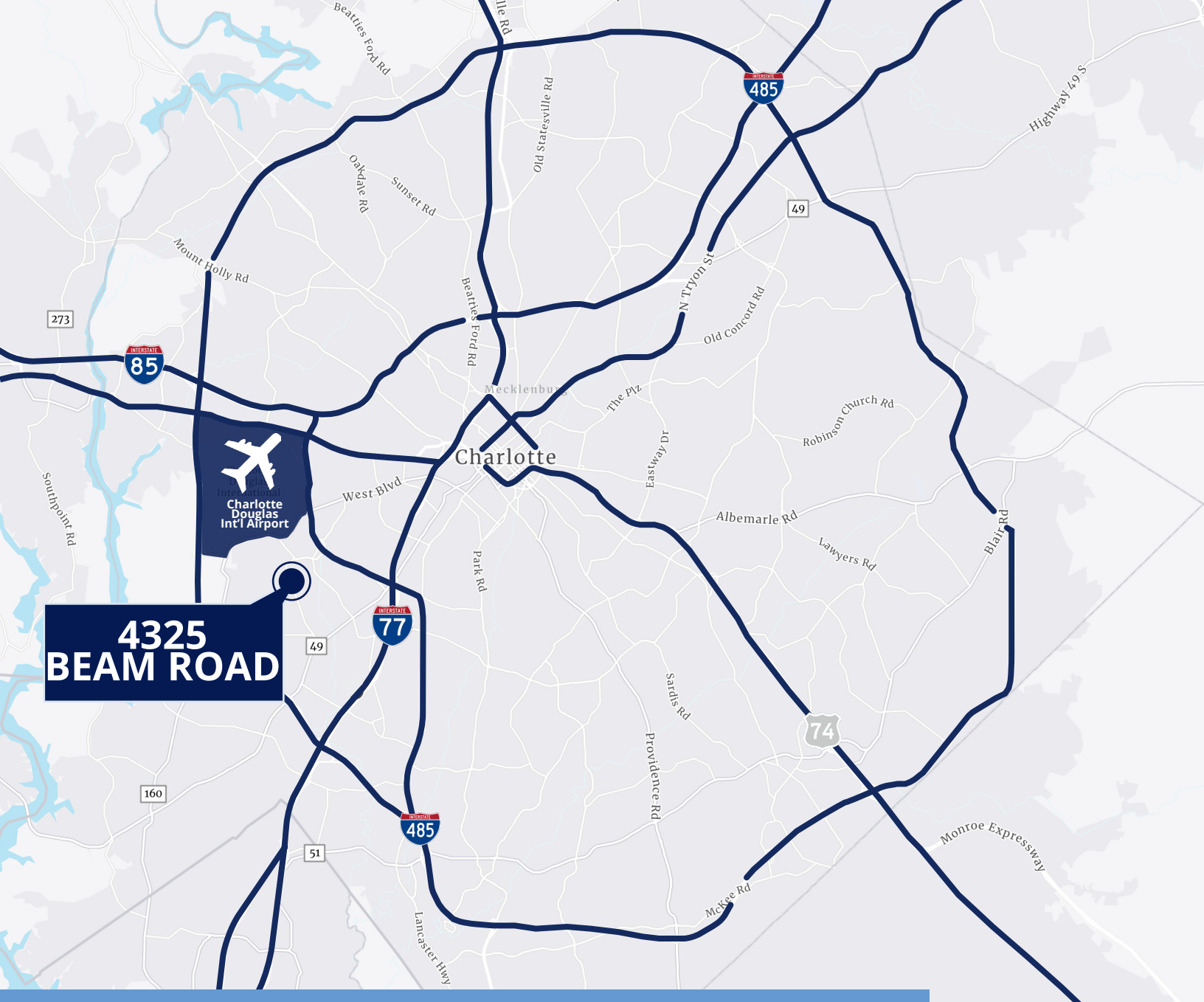
Office: 5,000 SF

Loading Dock: 24 Dock High
2 Drive In

Clear Height: 22'

Availability: February 2026





**4325
BEAM ROAD**



**<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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