FOR LEASE

±5,500 SF on ±0.88 AC available



IOS FACILITY

4315 Pete Brown Rd, Charlotte, NC 28269

Colliers

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

PROPERTY IMAGES



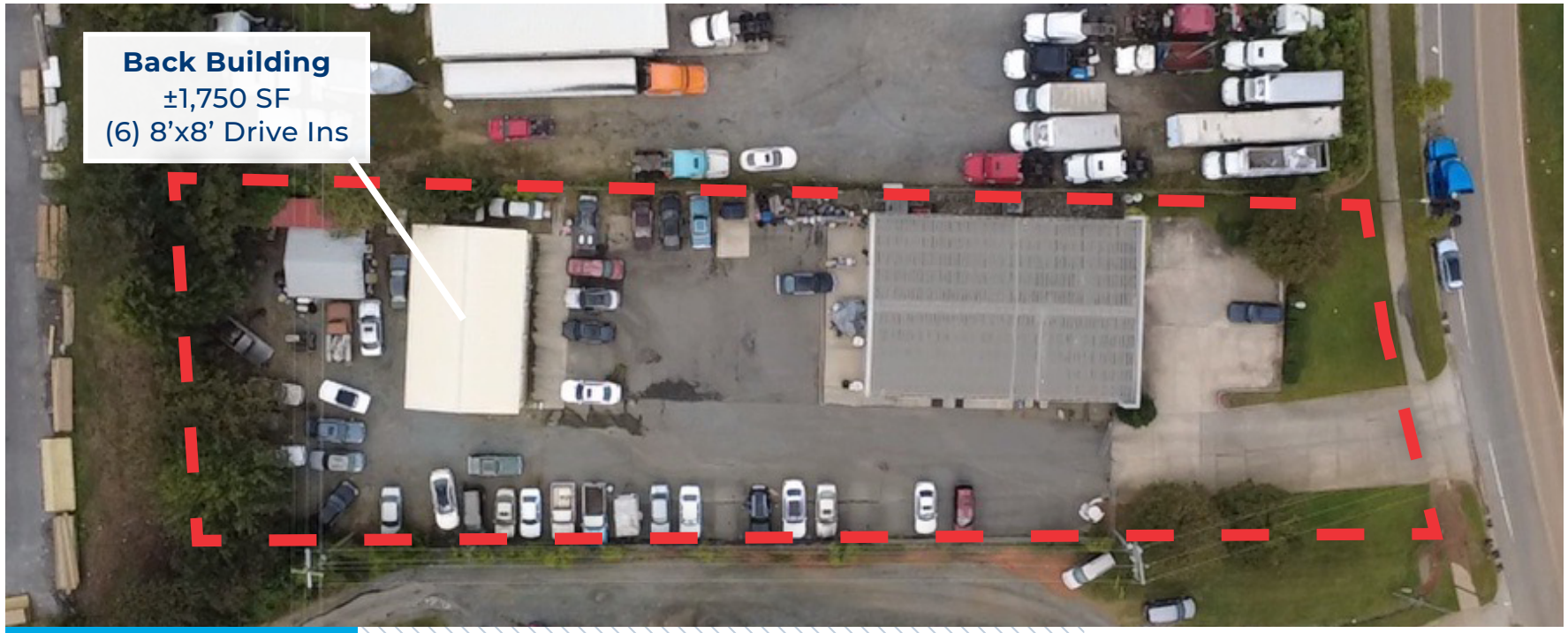






PROPERTY OVERVIEW

Total SF	±3,750 SF	**Clear Height**	14’ - 16’
Warehouse	±2,500 SF	**Zoning**	ML-1/I-2(CD)
Office	±1,250 SF	**Security**	Gated, fenced, lit and secured
Acreage	±0.881 AC	**Lease Rate**	Contact Broker
Drive In Doors	• (1) 12’W x 10’H • (2) 10’W x 10’H • (2) 9’W x 10’H	**Features**	• (3) Offices • (2) Restrooms • Break Room • Full HVAC Warehouse



LOCATION OVERVIEW

I-77
1.7 miles

I-485
3.3 miles

I-85
5.6 miles

Charlotte Inland Port
9.7 miles

Charlotte Douglas International Airport
12.1 miles



NEARBY USERS





For more information, contact:

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

This document 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). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.