Industrial + IOS Yard For Sale or Lease

4350 Golf Acres Drive, Charlotte, NC 28208



Justin Smith, SIOR
Executive Vice President
+1 704 517 9985
justin.smith@colliers.com

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

Property **Overview**

Parcel Acreage	±5.57 Acres
Zoning	ML-2 (ANDO)
Features	Gated, Lit, Fenced and Fully Secured

Laydown Yard



Open Shop Area



IOS Space



Gravel IOS Yard



Quonset Hut





Middle Building

- ±3,500 SF
- Two Storage Closets
- Open Air
- 10’ Height Access



Rear Warehouse

- ±9,000 SF
- 1 Office
- 2 Restrooms
- Three Drive In Doors
  (2) 8’x10’
  (1) 10’x10’
- Quonset Hut -
  14’x16’ Drive In Access



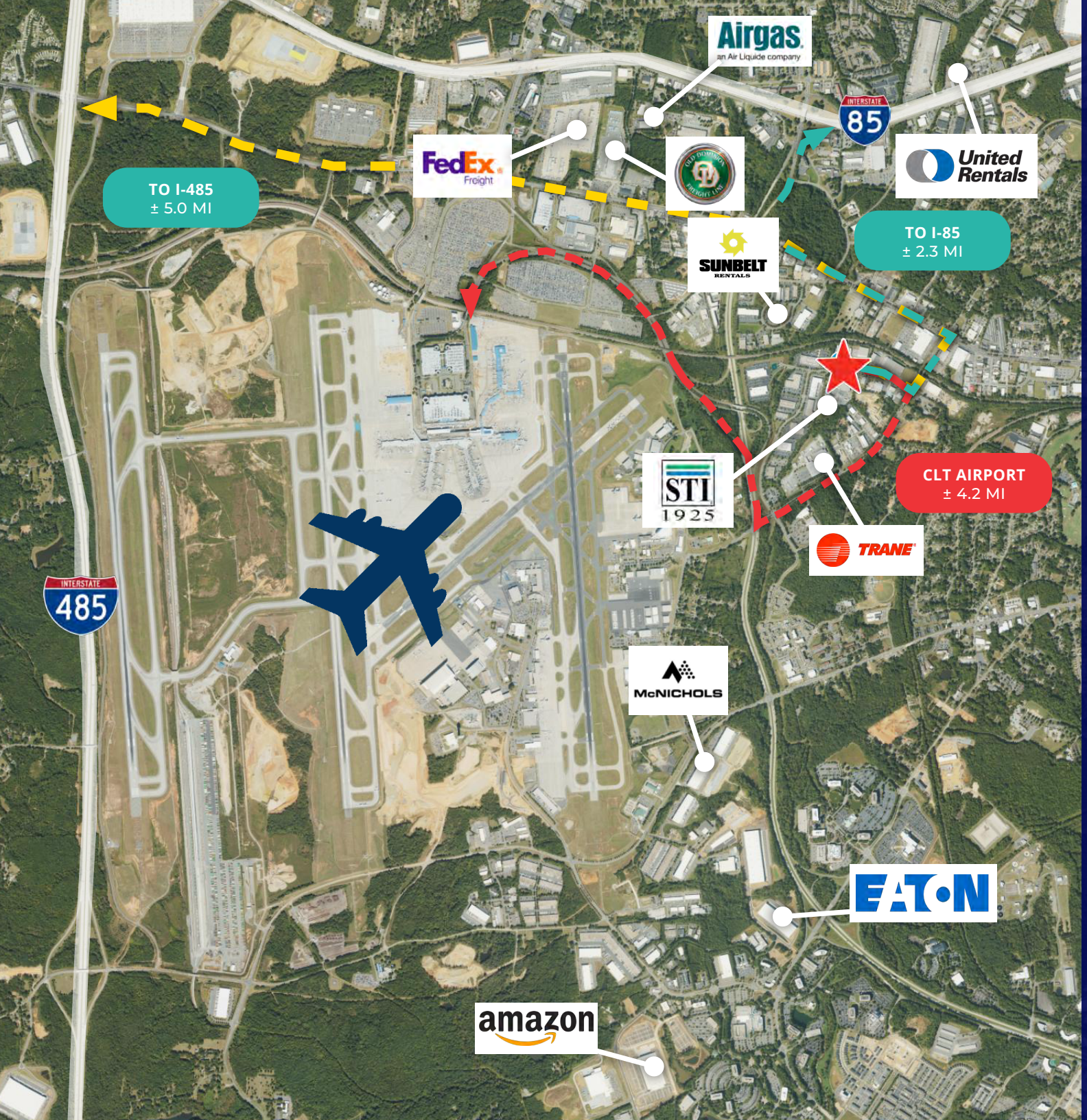
Shop Building

- ±3,350 SF
- 1 Office
- Open Shop Area,
  12’6” Height Access
- Two Drive In Doors
- 14’x12’
- 12’x12’



Office Building

- ±4,250 SF
- 8 Offices
- Open Cube Area
- Conference Room
- Break Room
- Kitchenette
- 2 Large Restrooms



Colliers

300 W. Summit,
Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
colliers.com

Justin Smith, SIOR
Executive Vice President
+1 704 517 9985
justin.smith@colliers.com

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