

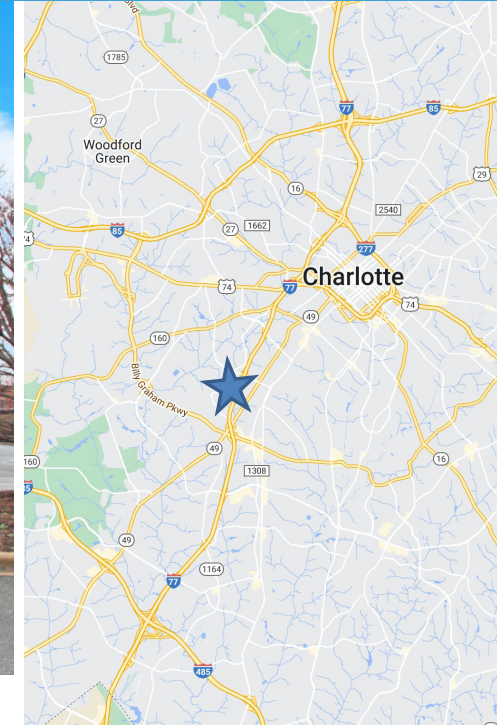
3925 STUART ANDREW BLVD

CHARLOTTE, NC 28217

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 29,500 SF INDUSTRIAL BUILDING AVAILABLE



PROPERTY HIGHLIGHTS

- 2.5 acres
- Zoned ML-2
- Fully fenced site with electric gate access
- Lighted parking lot
- Secure keyless system
- Excellent signage
- Available in September 2024

BUILDING FEATURES

Available SF:	+/- 29,500
Office SF:	+/- 10,270
Year Built:	1999
Parking:	55 spaces
Conditioned:	100%

ASKING PRICE

\$4,950,000

WAREHOUSE FEATURES

Clear Height:	18' 2"
Column Spacing:	50' x 40'
Dock Doors:	1
Drive-In Doors:	2
Lighting:	Metal halide
Sprinklers:	Wet
Power:	1,200 Amps / 277/480 v / 3ph / 4w
Generator:	CAT, 1,500 gallons, 2 week runtime
Compressors:	2

BROKER CONTACT

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3925 STUART ANDREW BLVD
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EXISTING
FLOOR PLAN

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Stuart Andrew Blvd

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SITE AERIAL

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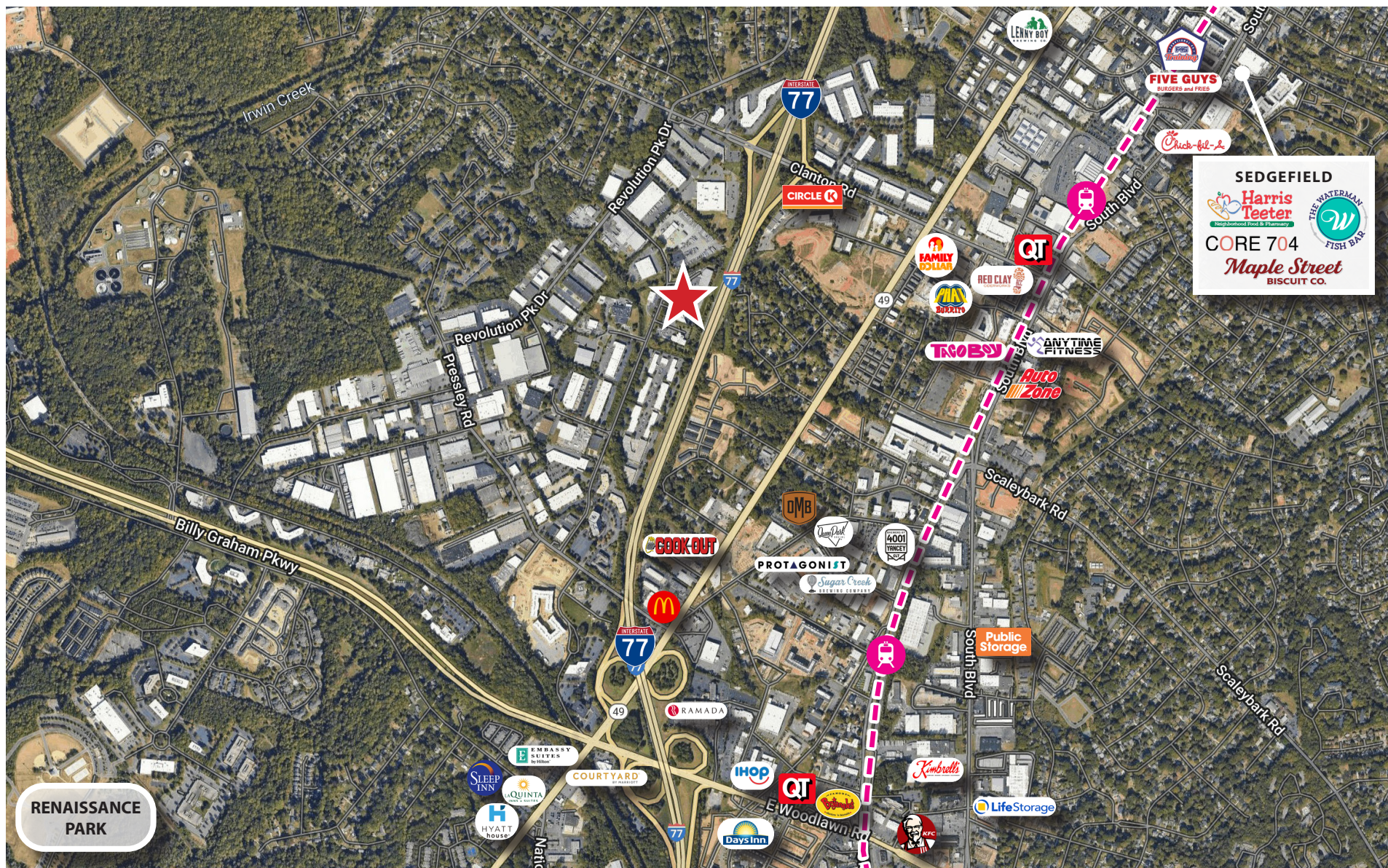
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MARKET AERIAL

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**EXTERIOR
PHOTOS**

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INTERIOR
PHOTOS

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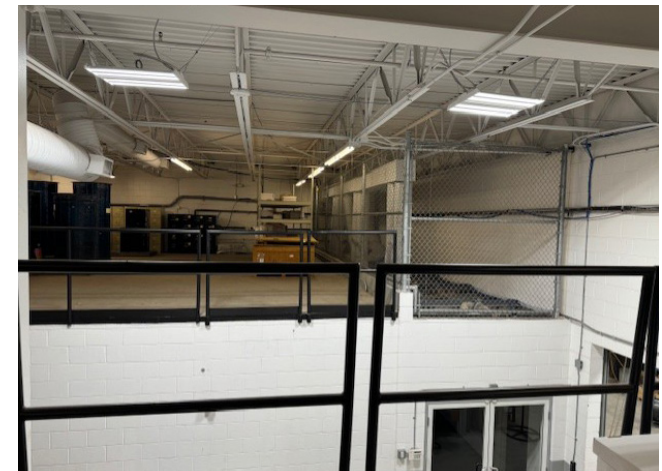
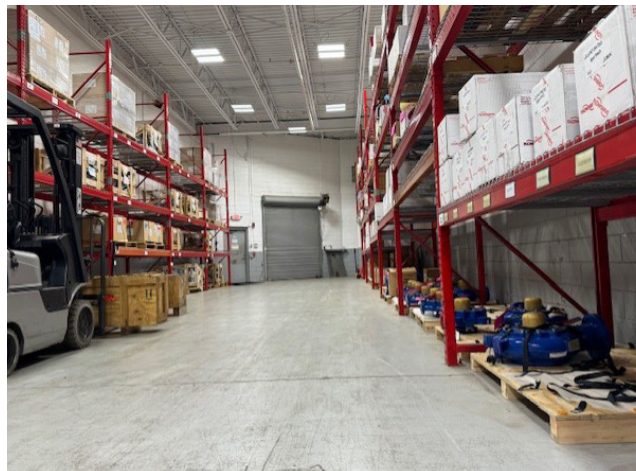
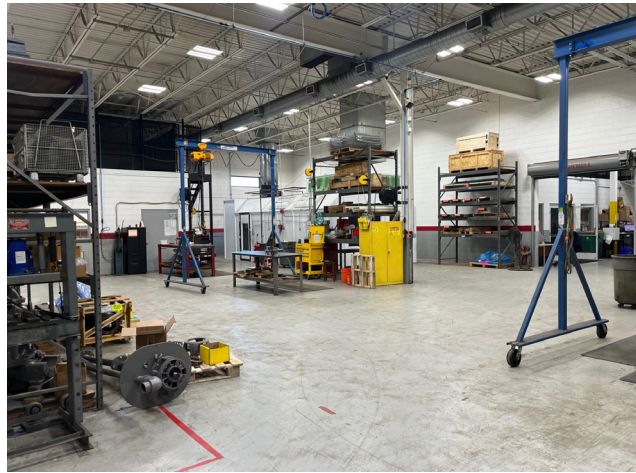
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WAREHOUSE
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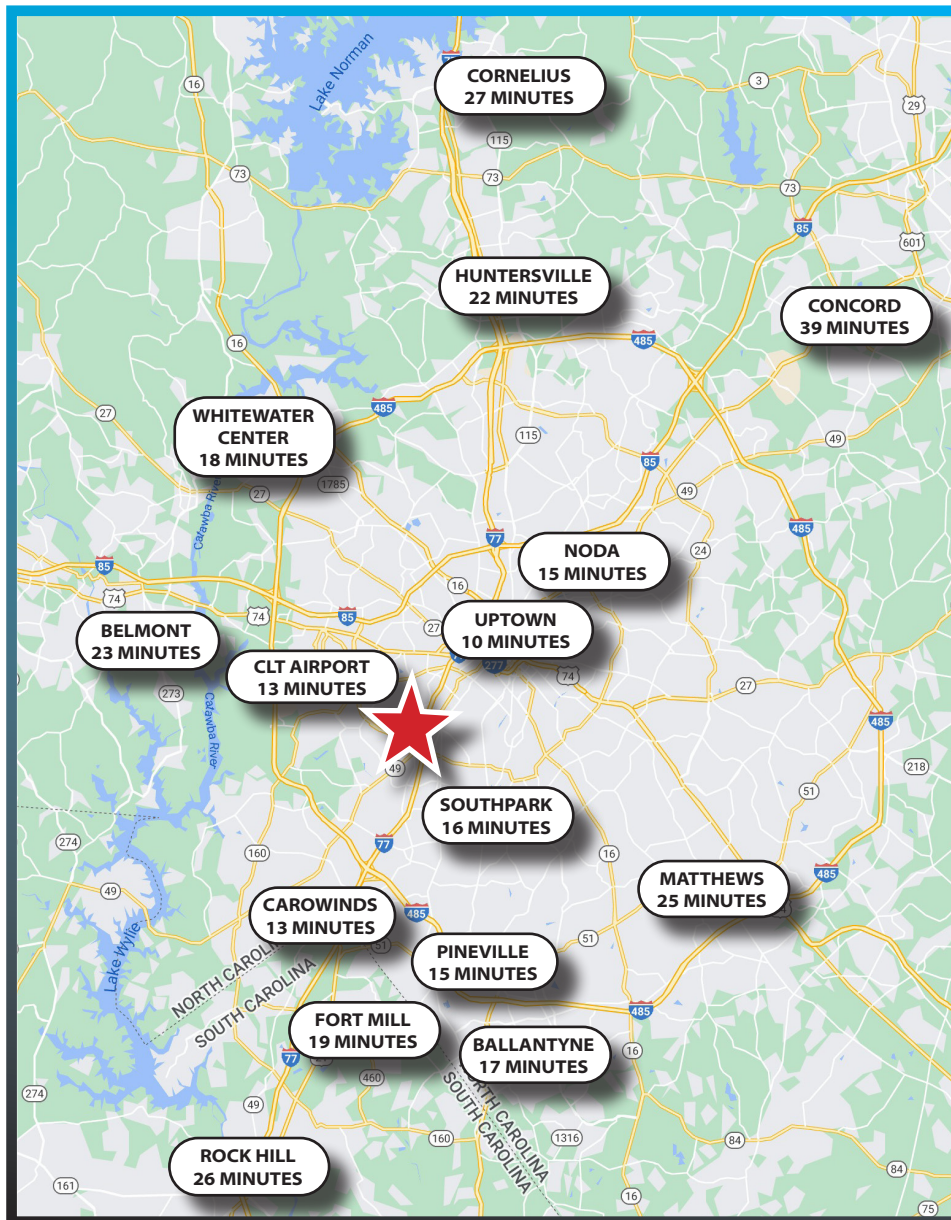
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SITE
PROXIMITY

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PRIME LOCATION, UNPARALLELED CONVENIENCE!



6.4 MILES



3 MILES



8.1 MILES



13 MINUTES TO
CHARLOTTE
INTERNATIONAL
AIRPORT



13 MINUTES TO
CAROWINDS



29 MINUTES TO
LAKE WYLIE



10 MINUTES TO
UPTOWN



U.S. NATIONAL
WHITewater CENTER

18 MINUTES TO
U.S. NATIONAL
WHITewater
CENTER

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