

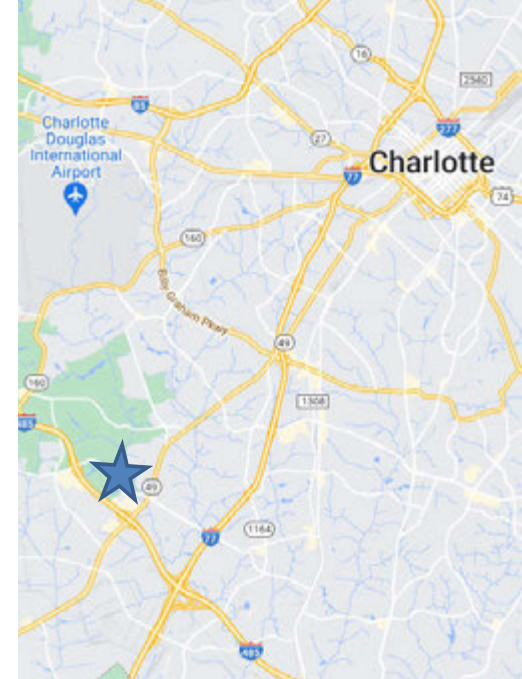
CATAPULT BUILDING

3020 W. ARROWOOD RD, CHARLOTTE, NC 28273

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

+/-25,832 SF ON 6.397 ACRES AVAILABLE FOR SALE



The 25,832 square foot building located between I-485 and South Tryon Street is in the heart of Southwest Charlotte. It is the ideal home for a buyer who desires regional accessibility in one of Charlotte's fastest growing submarkets. With several large training areas, the space can easily be converted to accommodate multiple uses such as corporate headquarters, light industrial/showroom or education to name a few.

PROPERTY HIGHLIGHTS

- Free-standing, built in 1999
- Owner vacating (short-term leaseback option available)
- 6.397 acres zoned BP (CD)
- Excellent branding opportunities
- 123 parking spaces (4.8/1000)
- Site easily accommodates building expansion
- Key space attributes: grand entry, multiple large training rooms, event space, large breakroom, in-house catering kitchen and 22 private offices
- Minutes from Charlotte Douglas International Airport, I-485, I-77, and S. Tryon
- Nearby amenities include Topgolf, restaurants, and hotels
- **Asking price: \$5,305,650**

BROKER CONTACT

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AERIAL

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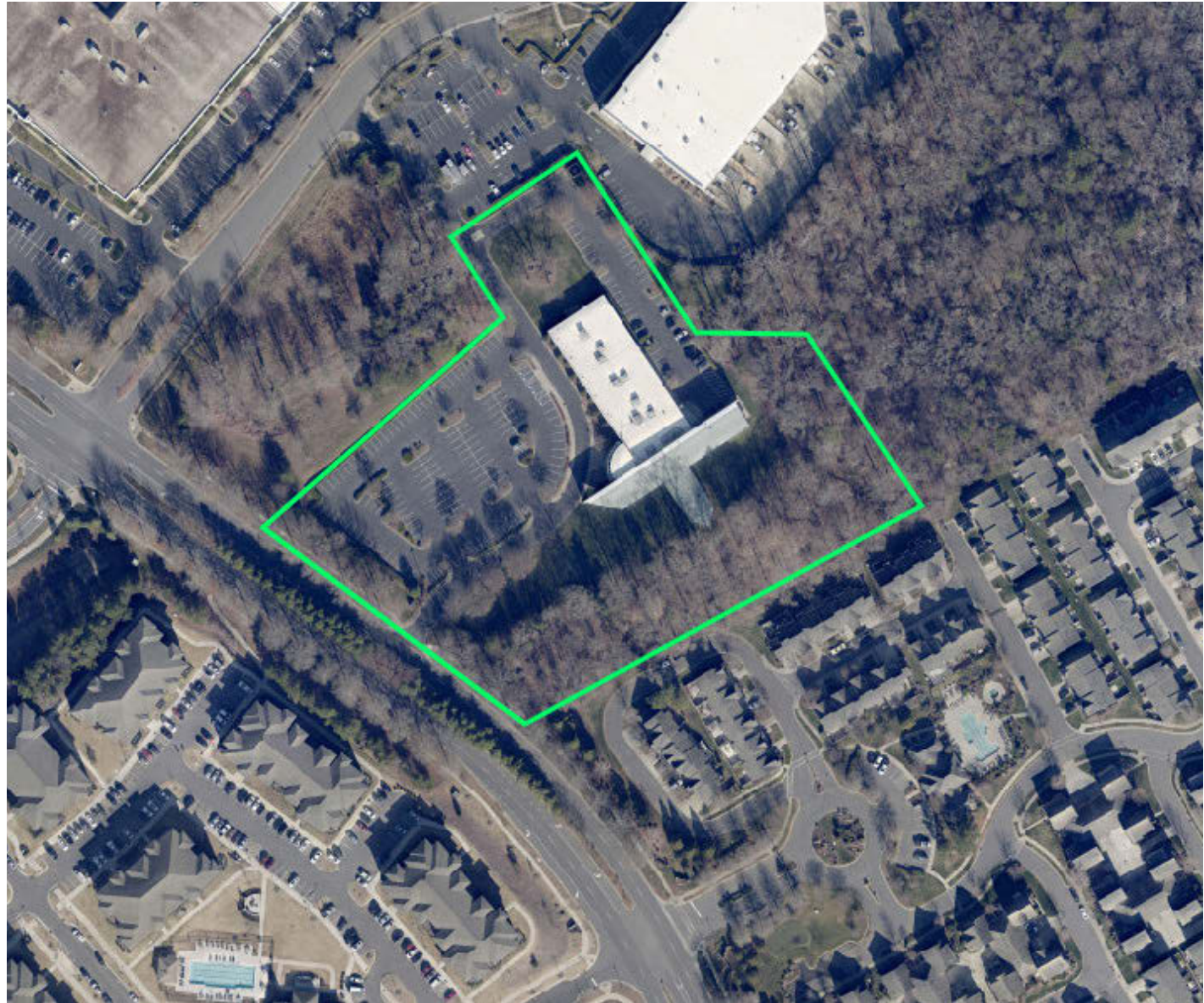
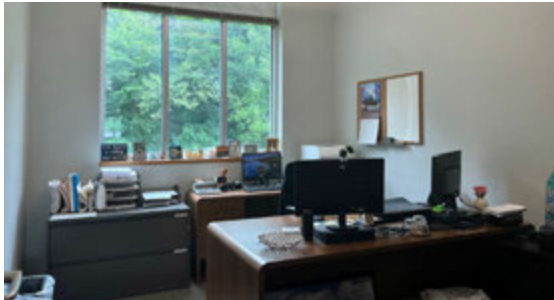
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SITE PLAN

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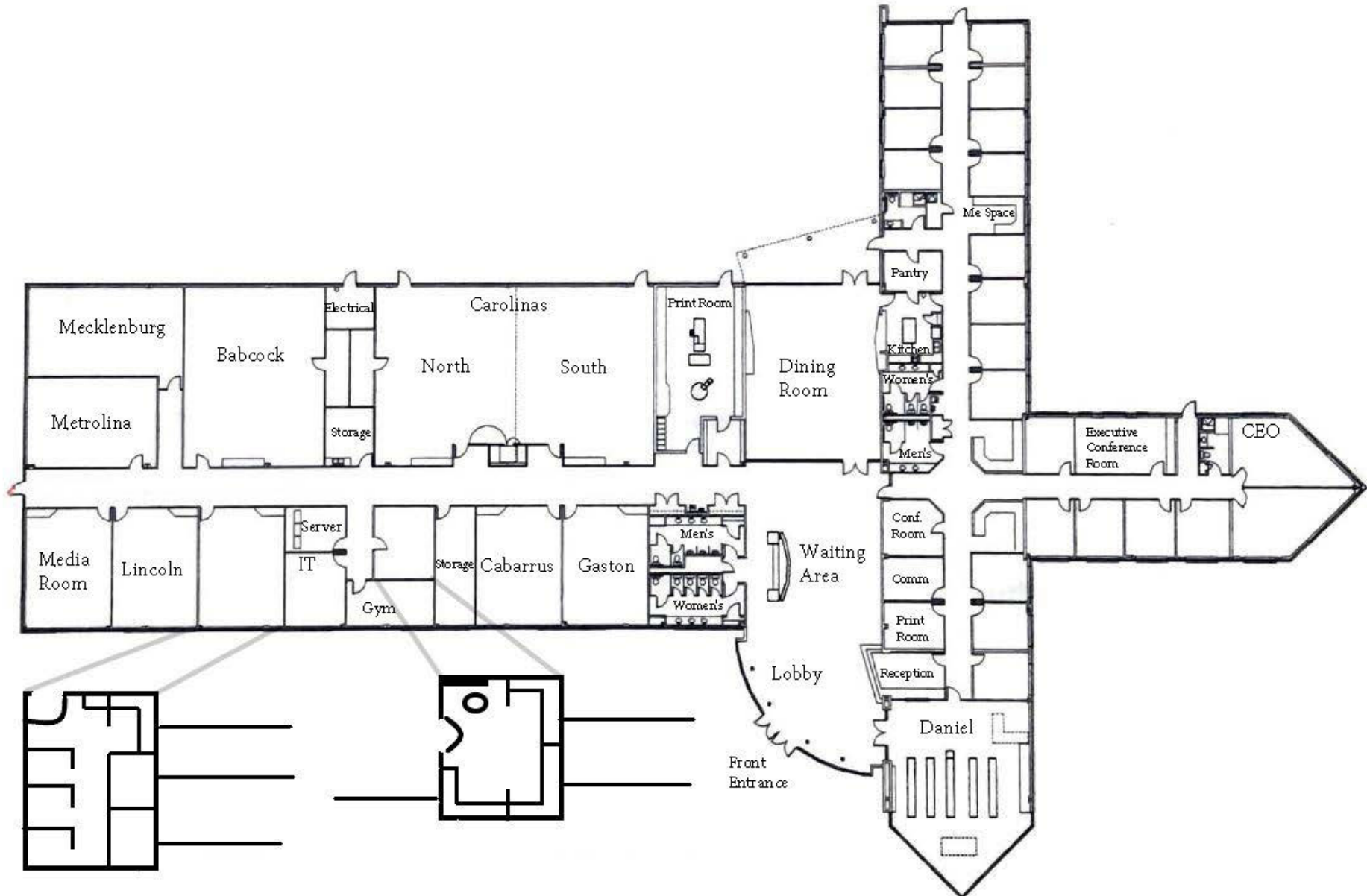
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FLOOR PLAN

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