TRUCK TERMINAL FOR LEASE ±38,281 SF Building with ±12,778 SF Service Shop ±62 Loading Positions with ±84 Trailer Parking Spaces

3408 N GRAHAM ST CHARLOTTE, NC



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STOCKBRIDGF







TRUCK TERMINAL WITH SERVICE SHOP PROPERTY SUMMARY

BUILDING SPECS

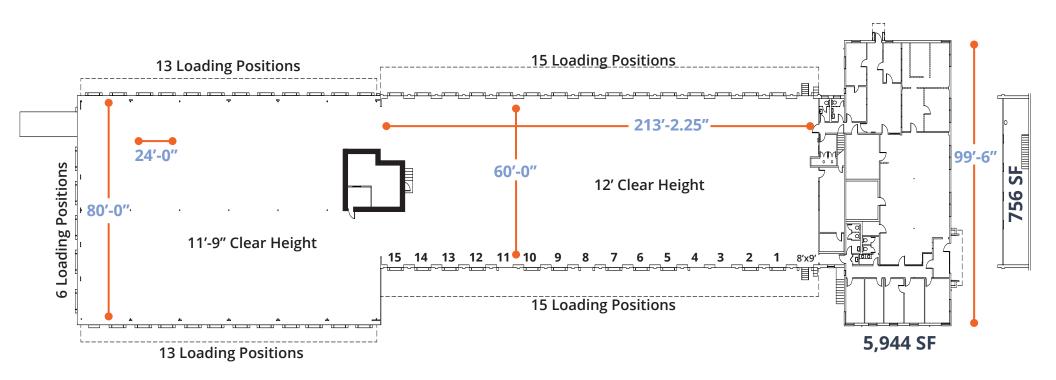
Total SF: ±51,059 **Terminal SF:** ±32,337 **Office SF:** ±5,944 Service Shop SF: ±12,778 **Lot:** ±8.793 Acres Built: 1948 (Renovated 2023) **Zoned:** |-2 **Dimensions:** Front Loading: 213' - 2.25" x 60' Rear Loading: 144' × 80' **Loading Positions:** ±62 Trailer Parking: ±84 **Clear Heights:** 11'9" - 12' **Column Spacing:** $40' \times 24'$ **Roof:** White TPO Lighting: LED

LOCATION

- One (1) mile from Exit 40 on I-85
- Three (3) miles from Uptown Charlotte
- Nine (9) miles from Charlotte Douglas International Airport

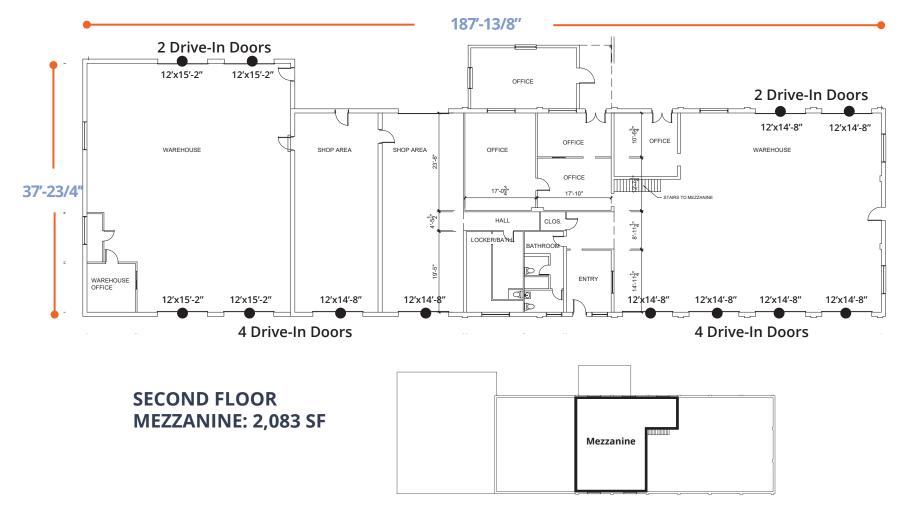


TRUCK TERMINAL WITH SERVICE SHOP TERMINAL AND OFFICE SITE PLAN

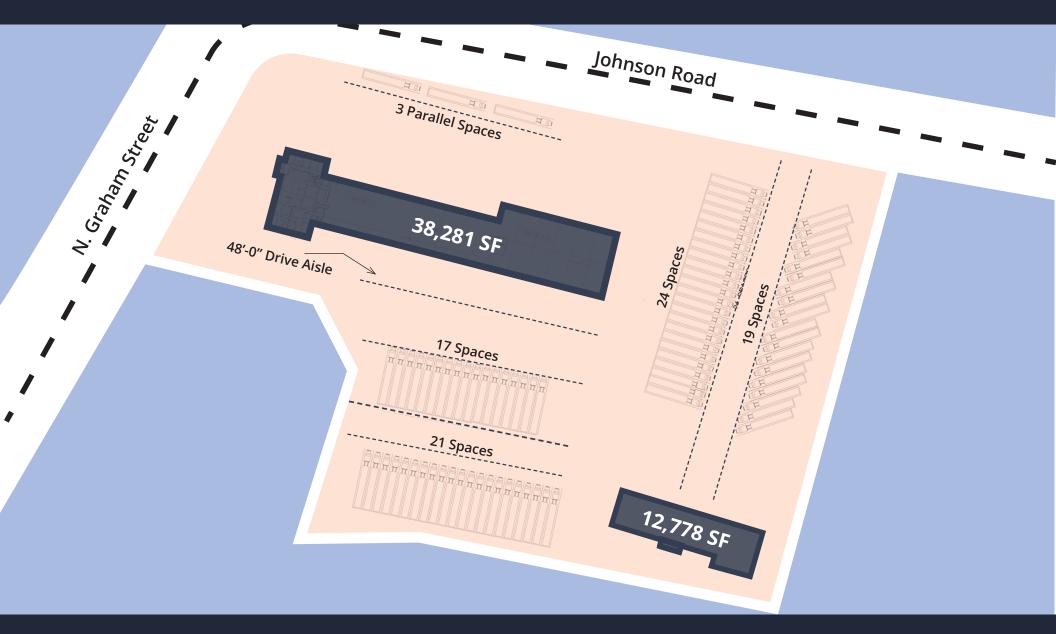


TRUCK TERMINAL WITH SERVICE SHOP SERVICE SHOP SITE PLAN

FIRST FLOOR: 10,695 SF



TRUCK TERMINAL WITH SERVICE SHOP PARKING LAYOUT



TRUCK TERMINAL WITH SERVICE SHOP SURROUNDING AREA



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3408 N GRAHAM ST CHARLOTTE, NC

Stanley CROFT HISTORIC MALLARD DISTRICT (321) Harrisburg UNIVERSITY (27) SHUFFLETOWN Dallas CITY Spencer Mountain Mount Holly COULWOOD Ranlo 85 SITE 601 NORTHV Paw Creek NEWELL Lowell HOSKINS 85. astonia Pioneer Mills McAdenville 485 85 (24) Belmont North Charlotte Cramerton CAMP GREENE 601 Charlotte Charlotte/Douglas Dilworth International Airport Manchester (279) Lakeland Hills SEDGEFIELD 485 (74) COTSWOLD Mint Hollow SHOPTON 321 YORKMOUNT PARK PARKDALE 601 STONEHAVEN SOUTHPARK (74) STEELE Fairview STARMOUNT SARDIS (218) CREEK STEELE WOODS CREEK QUAIL Matthews HOLLOW 485 Lake Wylie 77 **Five Points** 77 CARMEL Lake Park Unionville

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CORE AND VALUE ADVISORS



