

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

RENOVATIONS UNDERWAY

HENRY LOBB, SIOR

PRINCIPAL

+1 704 469 5964

HENRY.LOBB@AVISONYOUNG.COM

GRAY GAINES

ASSOCIATE

+1 704 413 0230

GRAY.GAINES@AVISONYOUNG.COM

STOCKBRIDGE

CORE AND VALUE ADVISORS



INDUSTRIAL
OUTDOOR VENTURES

AVISON
YOUNG

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: I-2

Dimensions:

Front Loading: 213' - 2.25" x 60'

Rear Loading: 144' x 80'

Loading Positions: ±62

Trailer Parking: ±84

Clear Heights: 11'9" - 12'

Column Spacing: 40' x 24'

Roof: White TPO

Lighting: LED

LOCATION

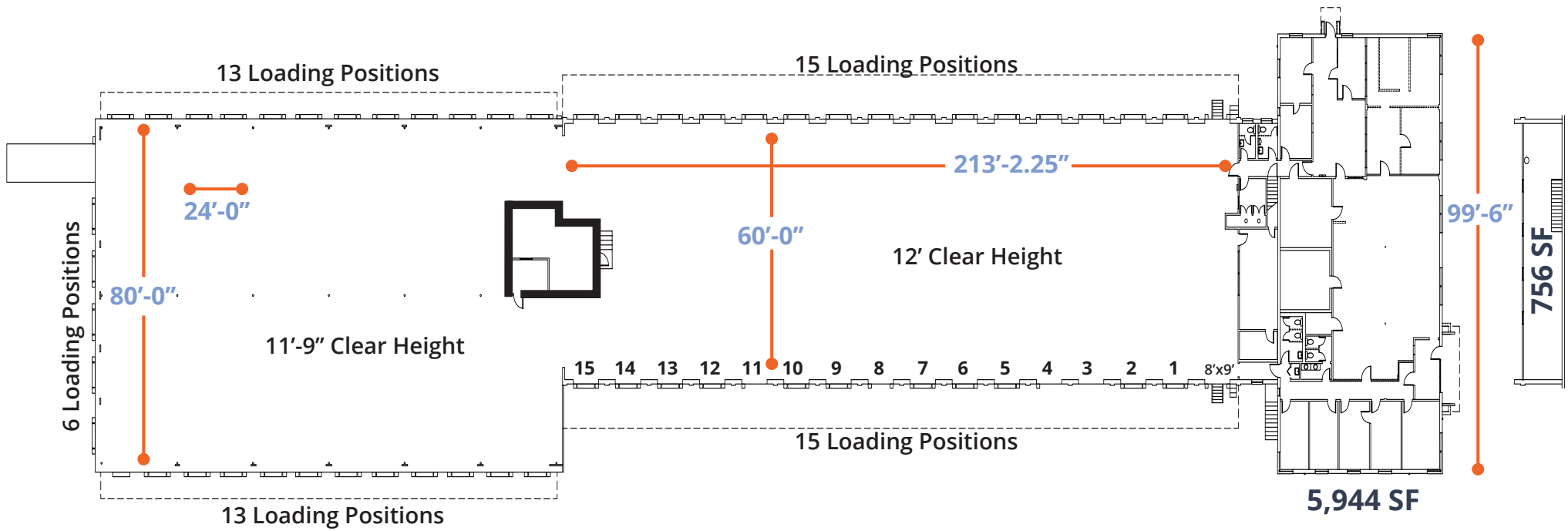
- One (1) mile from Exit 40 on I-85
- Three (3) miles from Uptown Charlotte
- Nine (9) miles from Charlotte Douglas International Airport



FOR LEASE 3408 N Graham Street | Charlotte, NC

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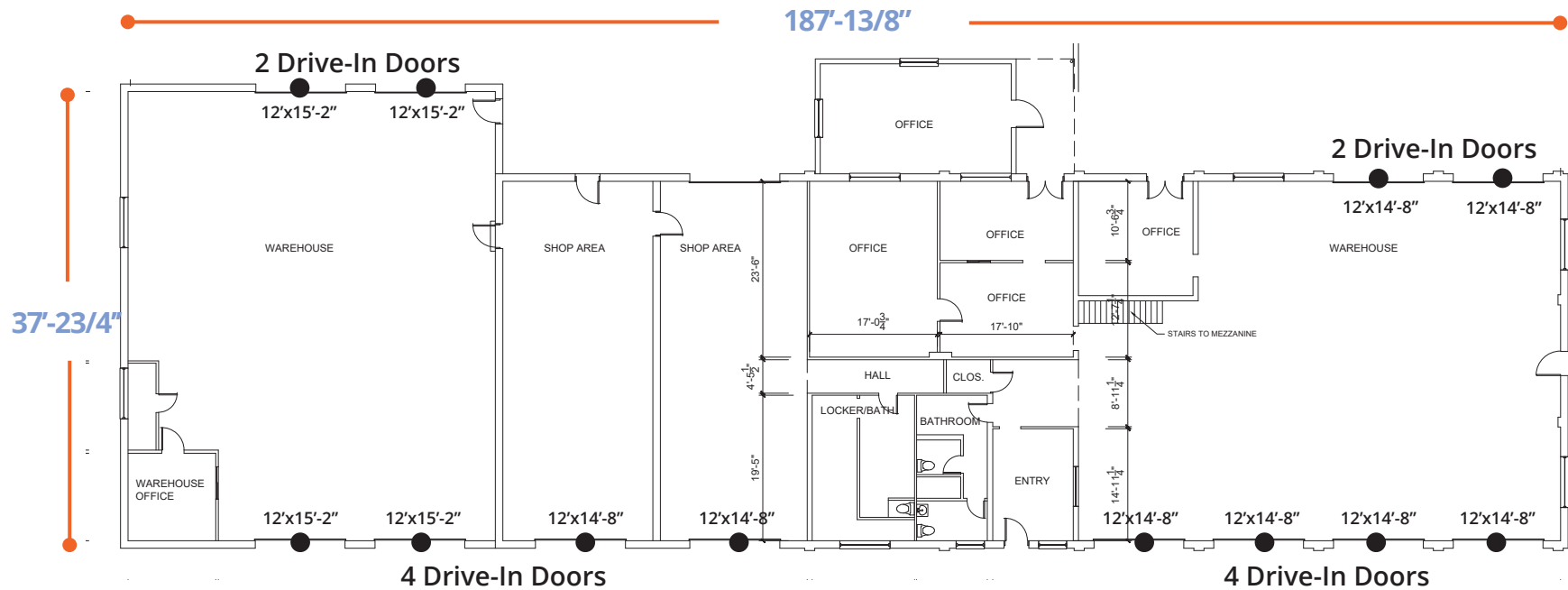
TERMINAL AND OFFICE SITE PLAN



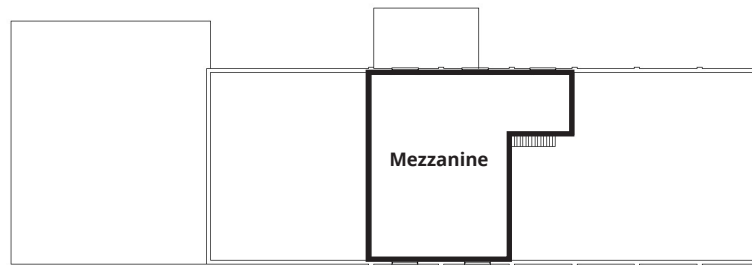
TRUCK TERMINAL WITH SERVICE SHOP

SERVICE SHOP SITE PLAN

FIRST FLOOR: 10,695 SF

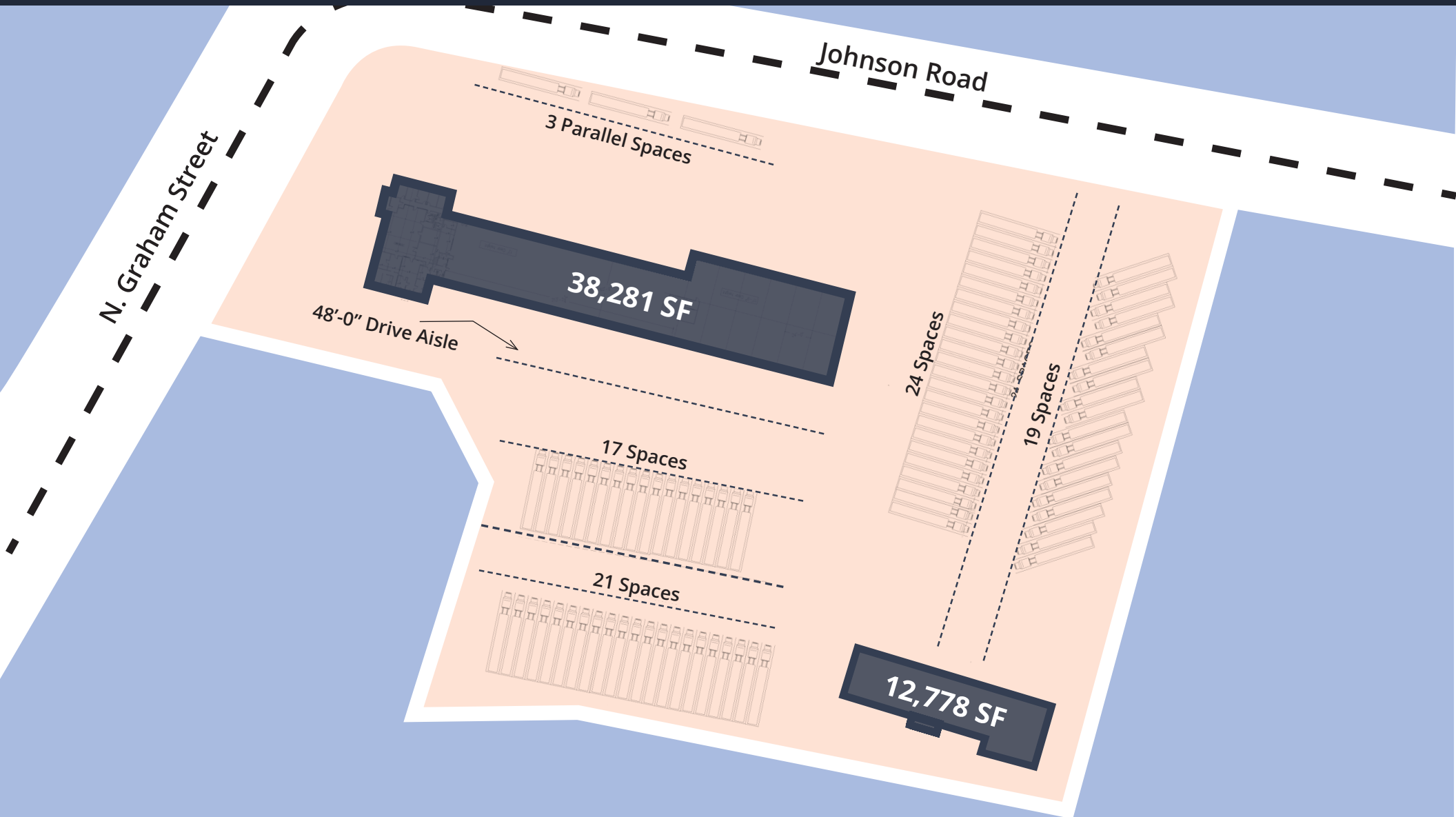


SECOND FLOOR
MEZZANINE: 2,083 SF



TRUCK TERMINAL WITH SERVICE SHOP

PARKING LAYOUT



TRUCK TERMINAL WITH SERVICE SHOP

SURROUNDING AREA



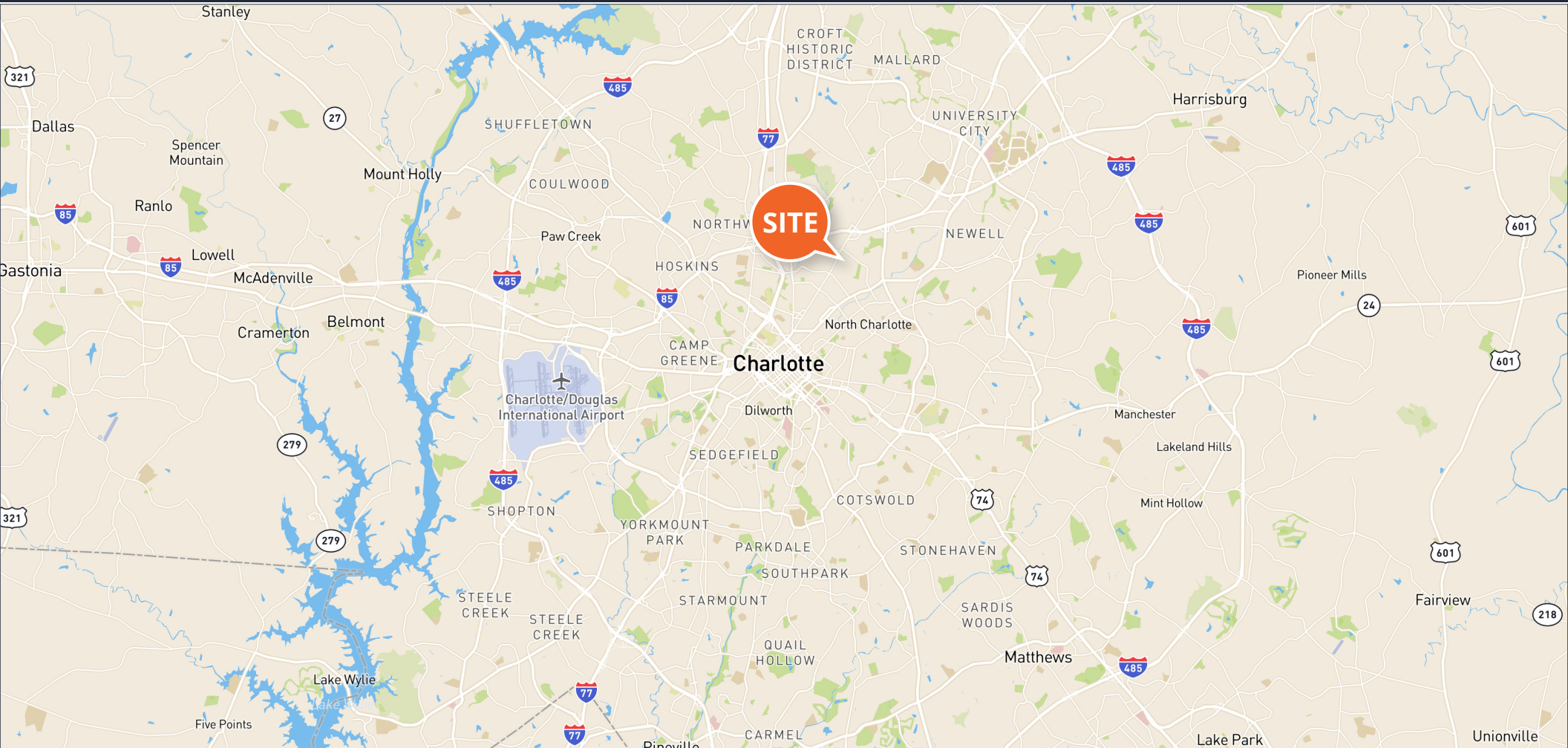
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