

# QUALITY INDUSTRIAL FACILITY WITH I-85 VISIBILITY

## FOR SALE OR LEASE



6601 NORTH I-85 SERVICE DRIVE, CHARLOTTE, NC

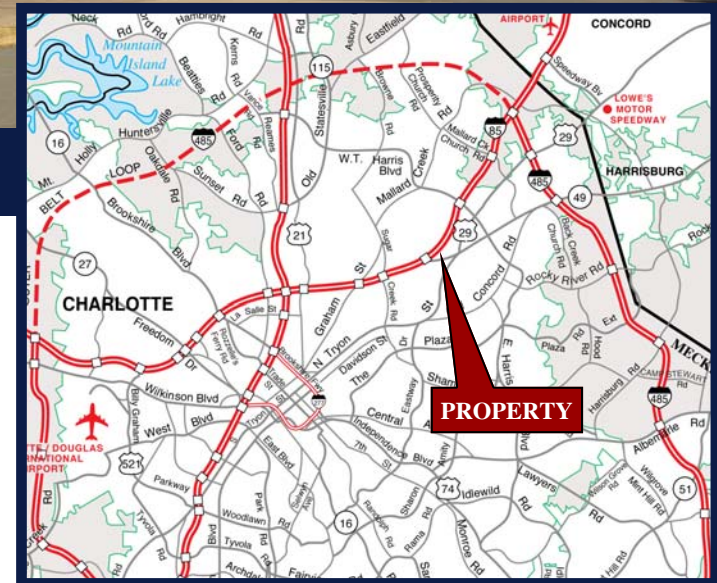
- ±101,591 (200' x 500') total SF with ±2,080 SF office
- Up to ±14.722 acres of land available
- 22' clear height
- 8 dock doors, 7 with hydraulic lifts and seals
- Wet sprinkler system, (.35/4,000) full fire loop and 250,000 gallon water tank
- Property is fully fenced
- Metal halide lighting
- Property has covered outside storage not included in the square footage
- Visibility on I-85 & 29/49 Connector
- 600 AMP 460/480 volt 3 Phase
- 41'8" x 40' column spacing
- I-1 Zoning
- Lease rate \$2.50 PSF Net
- Sale Price \$4,350,000

### CONTACT

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**CLARUS**  
PROPERTIES, INC

# 6601 NORTH I-85 SERVICE DRIVE



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with over 14.5  
acres of land**

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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

**CLARUS**  
PROPERTIES, INC