



FOR LEASE

4444 South Blvd. | Charlotte, NC
Industrial space for lease with
heavy office

± 52,500 SF

Property Overview

± 52,500 s.f. available for lease

- ± 11,500 s.f. of office
- 4 dock high doors with EOD levelers
- 3 drive-in doors
- Est. 25' clear height

Single or multi-tenant facility

Located in the Central Charlotte submarket

Fully conditioned

Available 2/1/2024

Brad Cherry, CCIM, SIOR
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JLL
650 S. Tryon St.
Suite 600
Charlotte, NC 28202

Property Specifications

Address	4444 South Blvd., Charlotte, NC 28209
Building size	52,500 s.f
Office size	11,500 s.f
Submarket	Central Charlotte
Tenancy	Single or multi-tenant facility
Year built	1999
Construction	Precast concrete with insulated walls
Clear height	Est. 25'
Dock high doors	4 with EOD levelers
Drive in doors	3 (12' x 14')
Sprinklers	Wet
Power	1,200 amps, 120/208V
Parking	50 auto positions
HVAC	Fully conditioned
Lease Rate	\$11.95/SF NNN
Availability	2/1/2024



For more information:

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