

8214 MOORES CHAPEL RD.

For Lease

SERVICE GARAGE | CONTRACTOR FLEX | STORAGE FACILITY



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— PARTNERS —
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CHARLOTTE, NC 28214

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This recently renovated $\pm 1,500$ SF freestanding commercial building is designed to accommodate a variety of service, contractor, storage, and light industrial users. The property features three drive-in bays, updated office and customer reception areas, upgraded restrooms, new HVAC, and ample outdoor parking. The efficient layout combines workspace and office functionality, making it well suited for automotive services, contractor operations, fleet support, equipment or inventory storage, and other flexible commercial uses.

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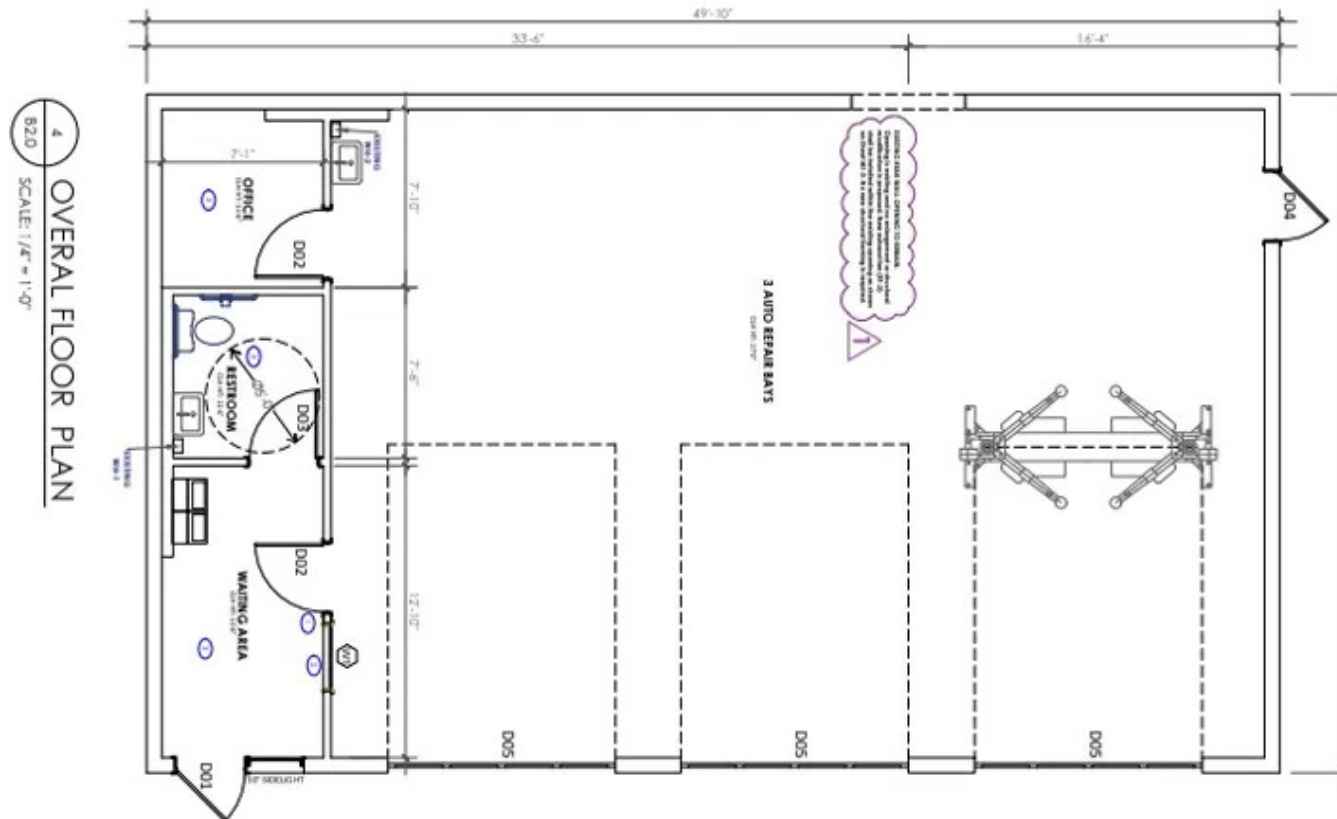
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OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	$\pm 1,500$ SF
Use:	Flex Space
Key Advantages:	Three Drive-In Bays, 12'10" Clear Height in Service Bay Area
Zoning:	ML-1

FLOOR PLAN



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PROPERTY OVERVIEW & IDEAL USERS



IDEAL USER

Service & Repair:

General Repair • Tire & Brake Service • Auto Detailing • Specialty Vehicle Services

Contractors & Trades:

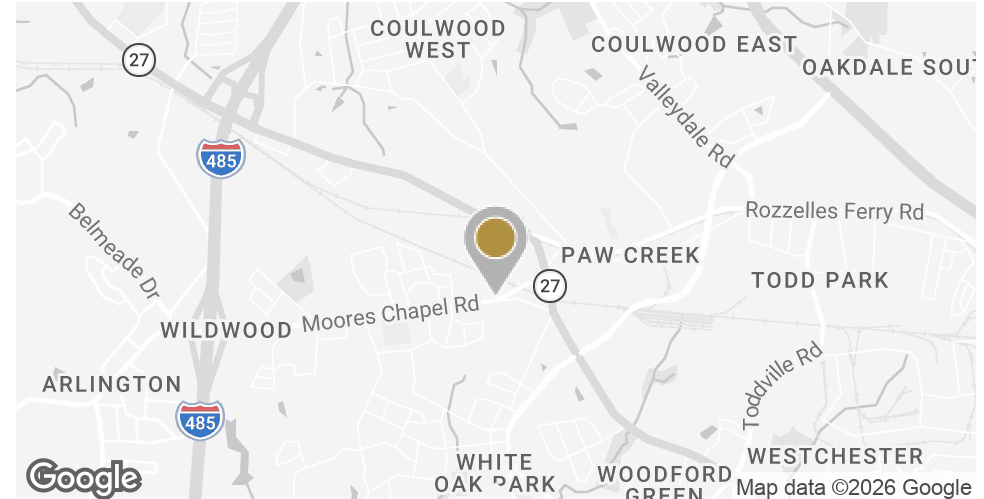
HVAC • Electrical • Plumbing • Roofing • Landscaping • General Contractors

Fleet & Equipment Operations:

Service Vehicle Storage • Small Fleet Maintenance • Equipment Staging • Tool & Material Storage

Flex Users:

Office & Warehouse Operations • Service-Oriented Businesses • E-Commerce Storage



- ±1,500 SF Freestanding Commercial Building
- Three Drive-In Bays
- 12'10" Clear Height in Service Bay Area
- Renovated Office & Reception Area
- New HVAC System
- Upgraded Restroom Facilities
- Electrical Improvements
- Ample Outdoor Parking
- Flexible Service Commercial Layout

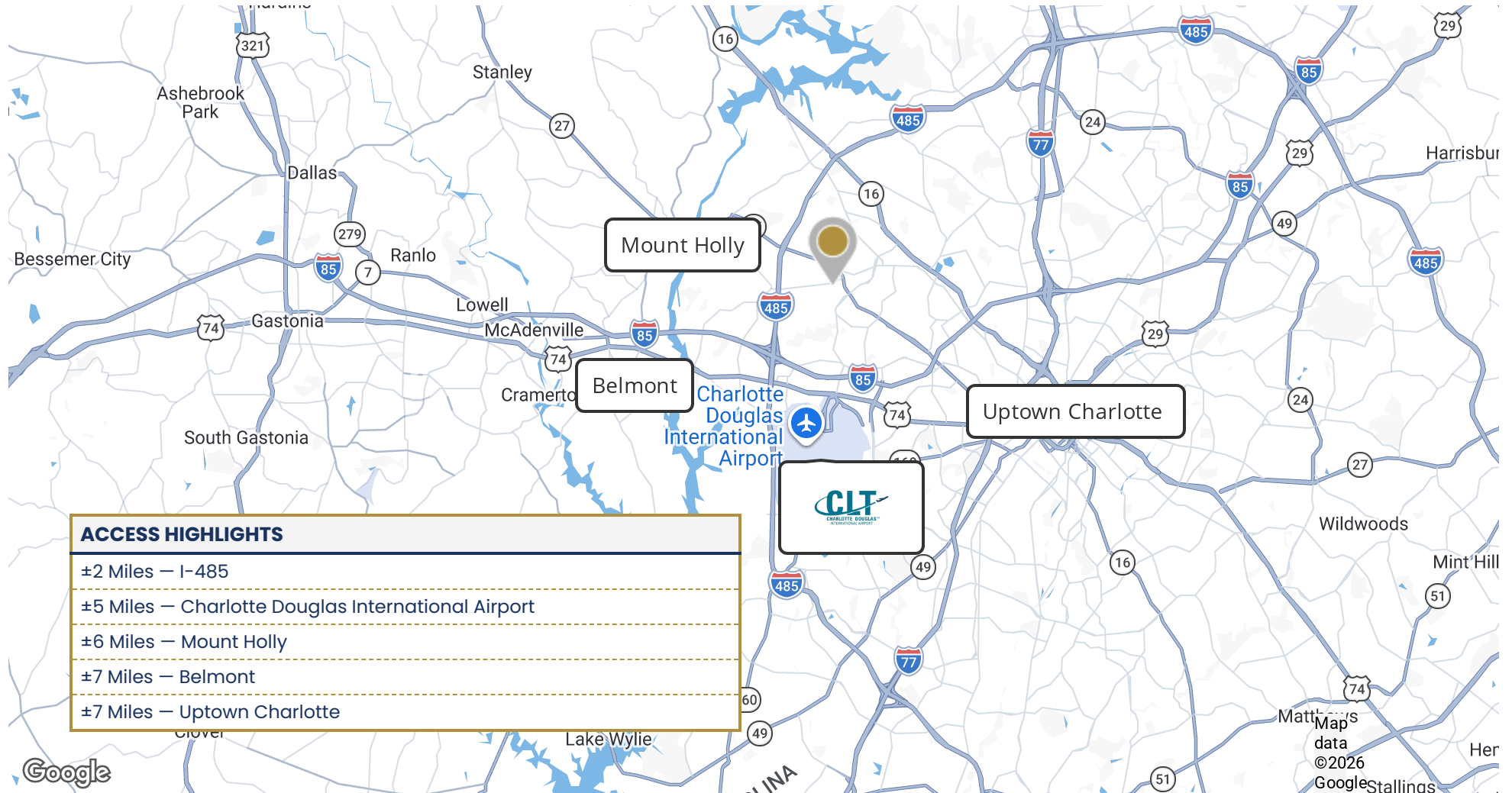
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CONNECTIVITY MAP



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