

Available for Lease

+/- 10,000 - 40,000 SF INDUSTRIAL BUILDING

220 OLYMPIC ST & 10933 CARPET ST
CHARLOTTE, NC 28272

CROMPTON STREET

Up To +/- 0.95 AC
Outdoor Storage

CARPET STREET

OLYMPIC STREET

BROKER TEAM:

Chad Markey

BROKER

Phone: (704) 900-9315

Email: cmarkey@colony-commercial.com

William Maxwell

BROKER

Phone: (704) 575-1130

Email: wmaxwell@colony-commercial.com



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Property Overview

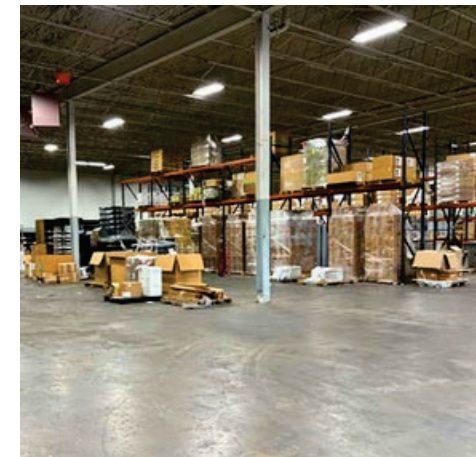


Located in Charlotte's premier Southwest industrial corridor, 220 Olympic Street offers approximately 10,000 - 40,000 SF of functional warehouse and office space with up to +/- 0.95 AC of outdoor laydown area. The property provides excellent access to I-77 and I-485, only a 1/2 mile from the property, supporting efficient regional distribution and service operations. Features include four (4) drive-in doors and seven (7) dock-high loading doors, ample parking, and a flexible layout suitable for a wide range of industrial users.



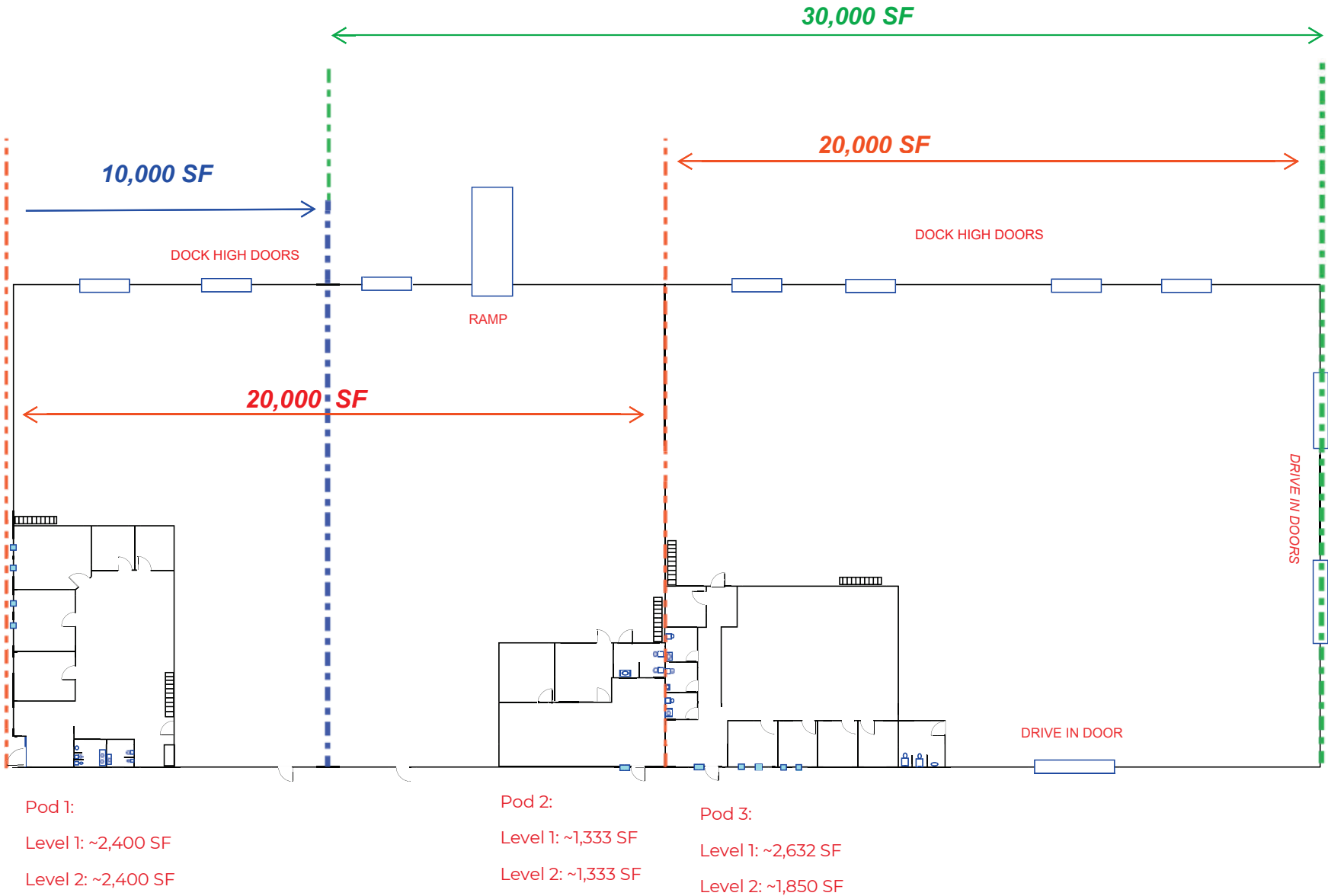
PROPERTY DETAILS

Address	220 Olympic Street, 10933 Carpet Street Charlotte, NC 28273
Building SF (GLA)	+/- 10,000 - 40,000 SF Office: ~11,000 SF Warehouse: ~29,000 SF
Land Size	+/- 3.743 AC
Year Built	1962
Zoning	ML-2
Column Spacing	30' x 40'
Clear Height	19'6"
Dock High Doors	7 Total (4) 10 x 10 Dock High Doors (2) 10 x 10 Dock High Doors w/ Levelers (1) 10 x 11 Dock High Door w/ Leveler
Drive-In Doors	(1) 10 x 11 Ramp (3) 12' X 15' Grade Level Doors
Power	Estimated to be 800 Amps
Parking	52 Spaces
Pricing	Contact Brokers for Pricing



First Floor Layout

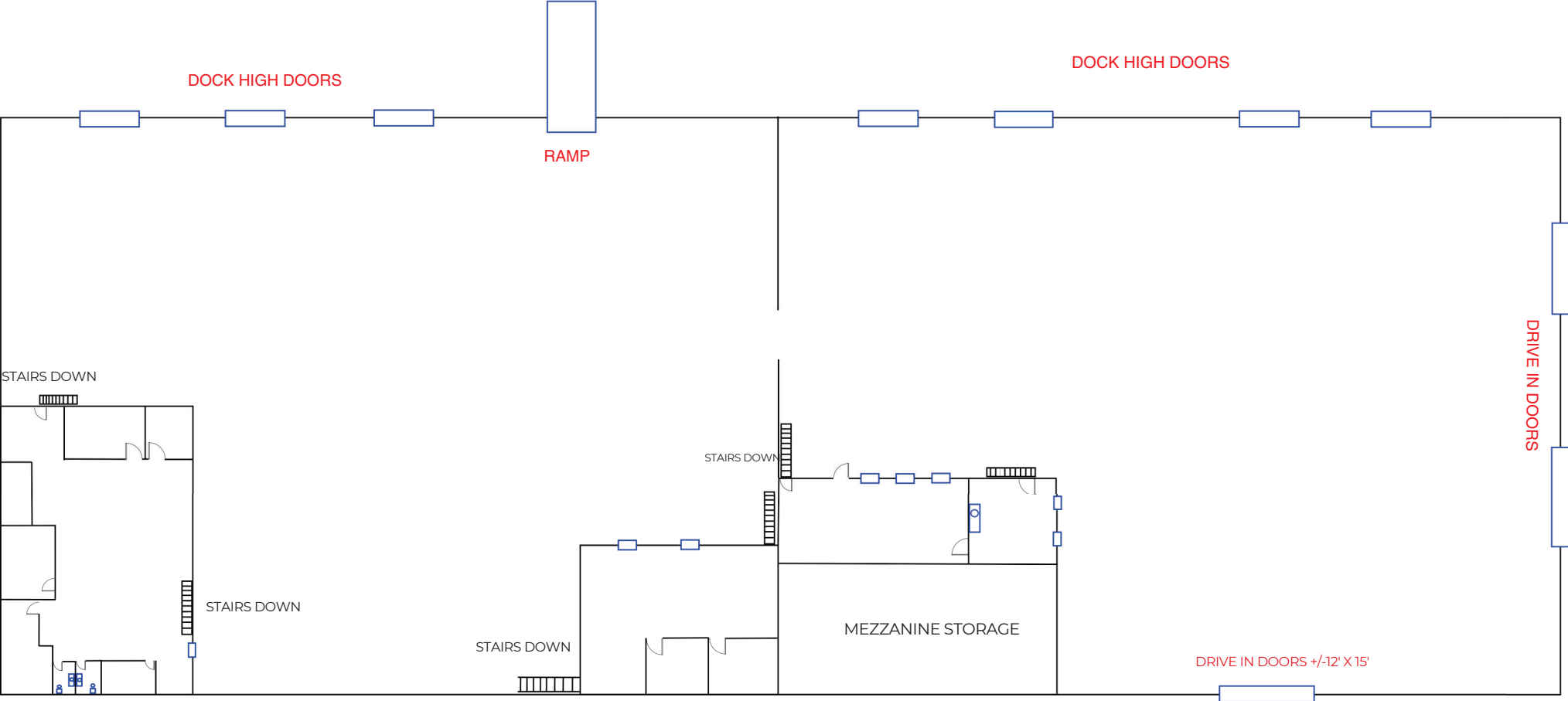
TOTAL BUILDING SF: 40,000 SF
DEMISABLE IN 10,000 SF INCREMENTS



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Second Floor Layout

SECOND FLOOR LAYOUT

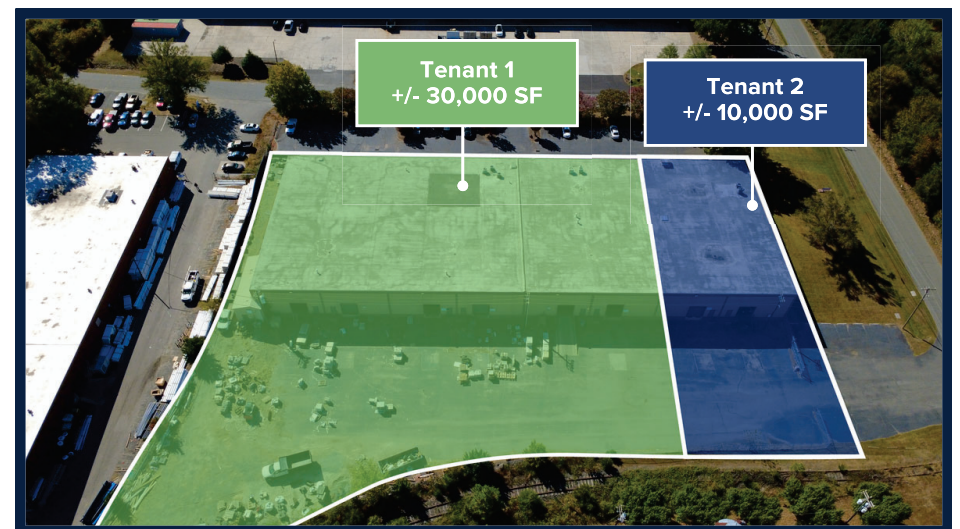
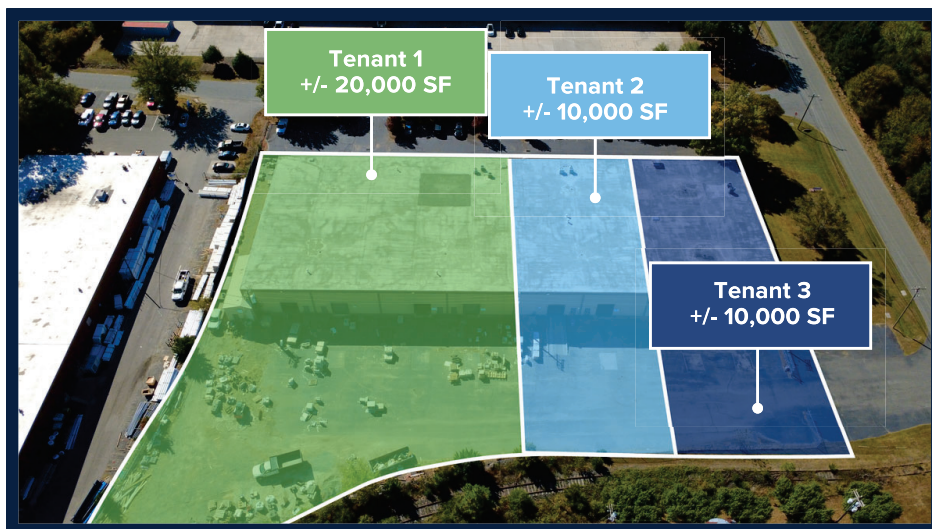
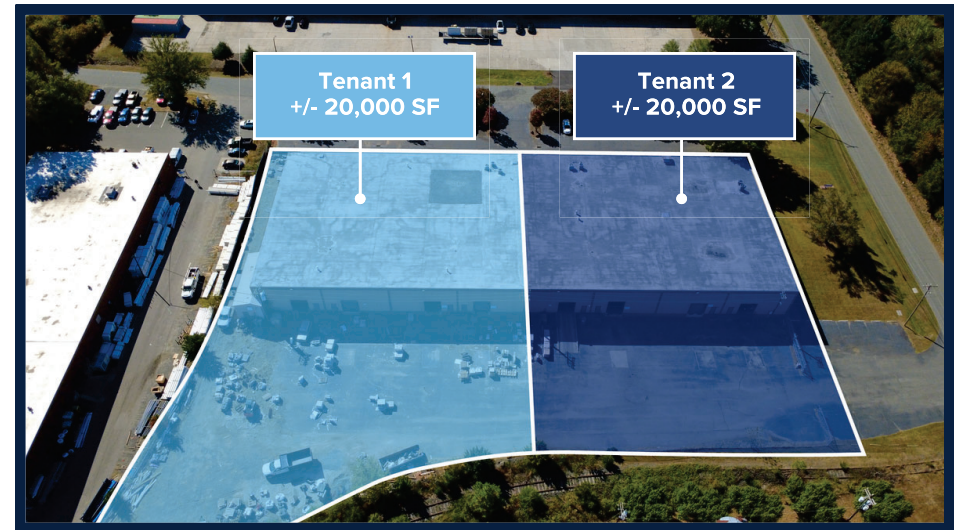
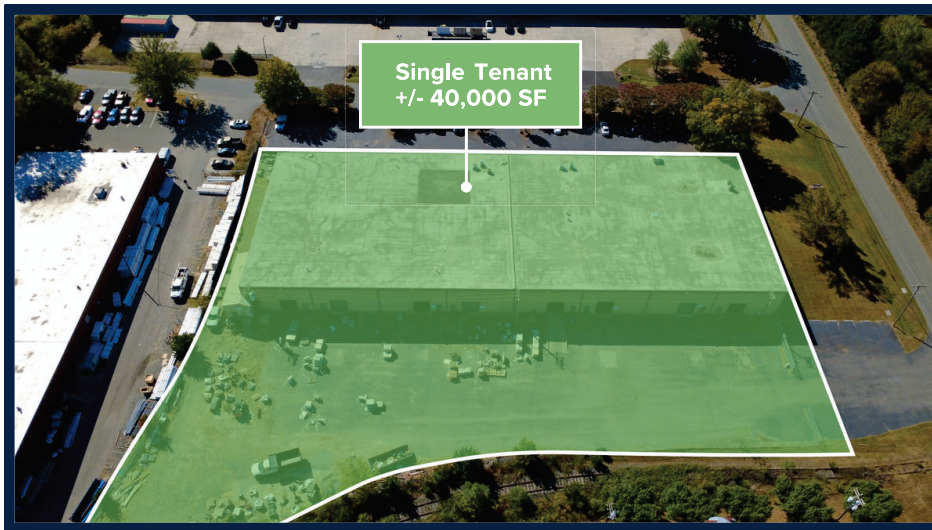


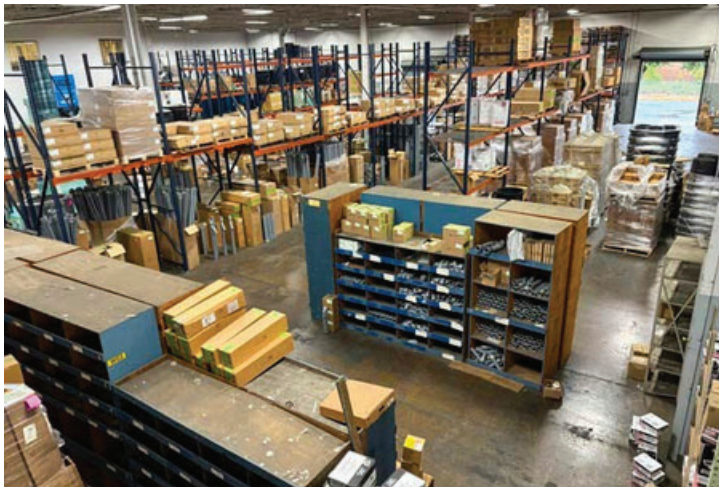
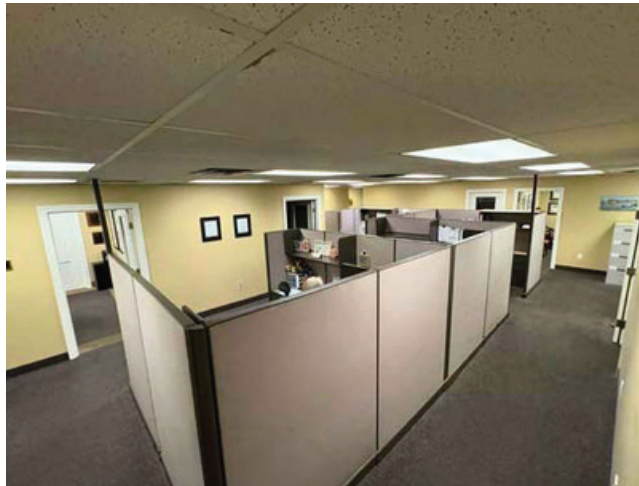
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CONCEPTUAL LAYOUTS

+/- 10,000 - 40,000 SF INDUSTRIAL BUILDING
WITH OUTDOOR STORAGE

One of the property's most unique features is its flexibility. While the building offers approximately 40,000 square feet of available space, tenants have the ability to lease only the amount of space that best fits their needs. The available layout options and potential space combinations are illustrated below.







INTERSTATE
485

IRON MOUNTAIN*

INTERSTATE
77

PRIMAX

45,500 VPD

NORTHROP GRUMMAN

Genpak

PRO PAC
PROFESSIONAL PACKAGING SYSTEMS

OSA INC

E-Natalo

Atlas Copco

BARKER

Shaw

CAT®

INTERSTATE
485

FritoLay

1/2 MILE TO
I-77 & I-485



CARPET ST

NATIONS FORD RD

WESTINGHOUSE BLVD

INTERSTATE
77

37,500 VPD

140,000 VPD

amazon



Contact Information

EXCLUSIVE ADVISORS:



Chad Markey

BROKER

(704) 900-9315

cmarkey@colony-commercial.com



William Maxwell

BROKER

(704) 575-1130

wmaxwell@colony-commercial.com

BROKERAGE CONTACT INFORMATION:

Colony Commercial, LLC

1200 E. Morehead Street, STE 280

Charlotte, NC 28204

WWW.COLONY-COMMERCIAL.COM

