

**For Lease: 13,392 Sq Ft Warehouse/Office Space on 1.31 Acres**

**6420 Albemarle Road, Charlotte, NC**



**BVBELK**  
**PROPERTIES**

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)

## Property Overview

6420 Albermarle Road

This flexible property is a two-story warehouse/athletic facility consisting of approximately 13,000 Sq Ft. Located on 1.3 acres, the property is in a highly-traveled retail corridor of East Charlotte. The property is in very good condition and offers ample parking. Newer HVAC systems and roof. The most recent tenant was an indoor soccer field.

The building is a single-tenant property. It offers has steady income value with equal or more in land value due to its location. Great neighboring tenants including KFC, Aldi Grocery, and Cook-Out.

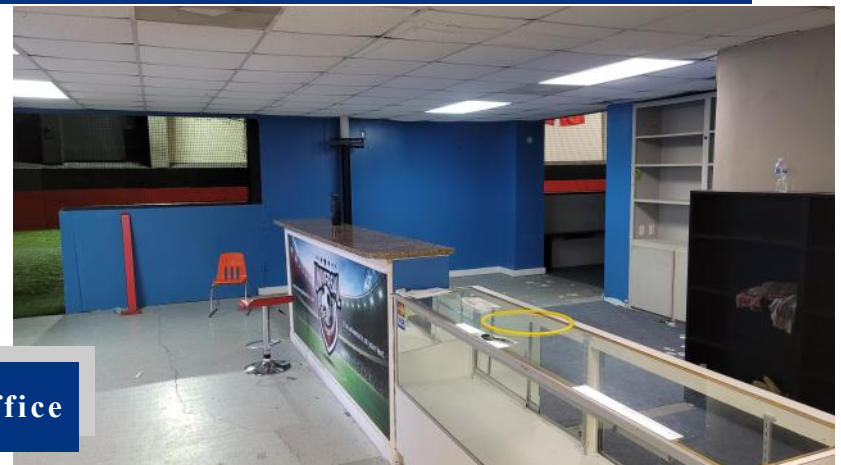
Zoning is B2. Property has a drive-in rollup door in the front and two-story office space with mezzanine overlooking the main floor area. Numerous recent renovations including new LED lighting throughout the entire property, full repaint inside & out, refreshed landscaping and an updated lobby area.



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Upstairs mezzanine area features offices, observation area, a kitchenette, and additional restrooms w/ a shower



Main level lobby has a birthday party seating area, restroom & an office

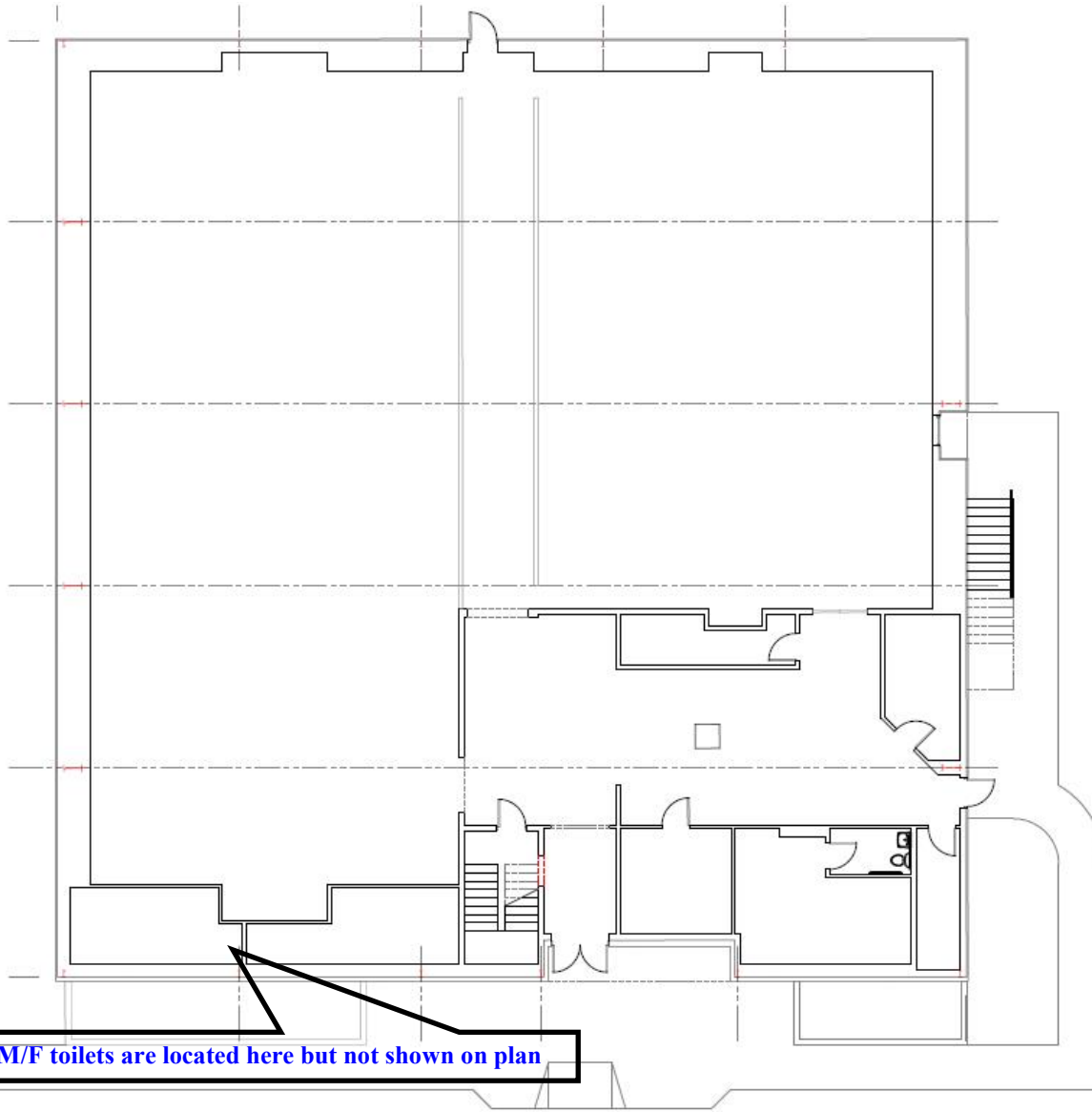
# Aerial & Traffic Count



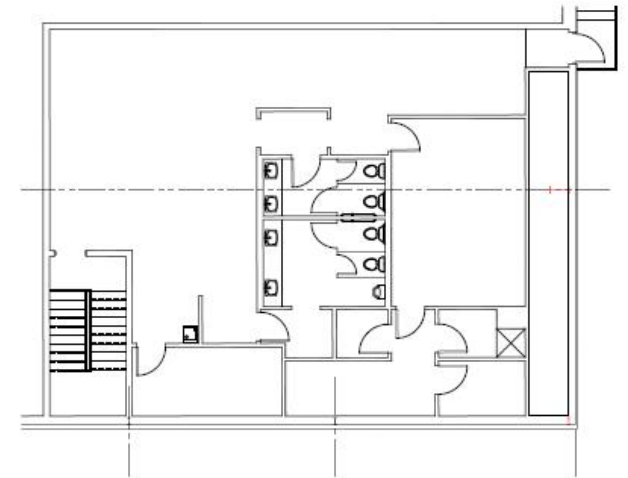
View from upstairs mezzanine area



# Existing Floorplan



1 Existing Floor Plan  
A1 1/8" = 1'0"



2 Mezzanine Floor Plan  
A1 1/8" = 1'0"

# Site Plan-2021



Pylon Sign

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