

# 6700 South Boulevard

6700 SOUTH BOULEVARD, CHARLOTTE, NC 28217



**Industrial**

**FOR**

| Sale or Lease

**SIZE**

| 3.58 AC

**PRICE**

| \$6,000,000



## Overview

South Blvd. building for Lease/Sale

Warehouse and/or offices available

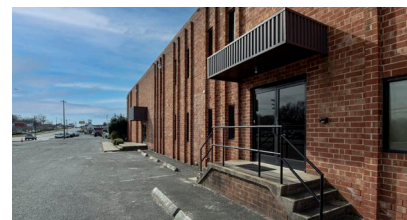
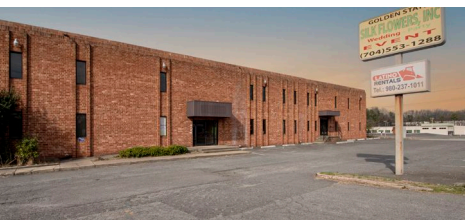
+/-13,400 SF offices +/-28,000 SF warehouse

25 private offices with large conference rooms

Warehouse w/ loading dock and 19' clear ceiling height

10 minute walk to Arrowood Light Rail Station

3.58 acres for Sale / Zoned CG



## Office & Warehouse For Lease/Sale



Mike Chatham

Broker

(704) 367 5010

mchatham@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

Source: Esri® 2022

	1 mile	3 mile	5 mile
Population	16,580	85,481	204,331
Growth Rate	2.03%	1.49%	1.69%
Avg. HH Income	\$90,815	\$107,089	\$131,485



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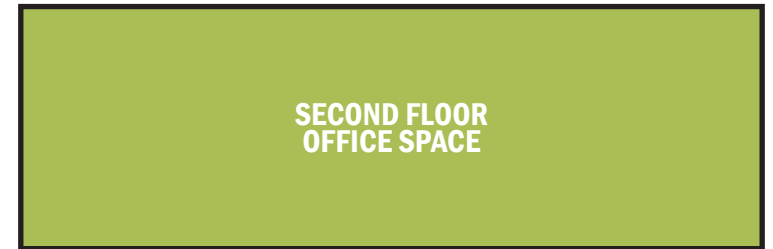
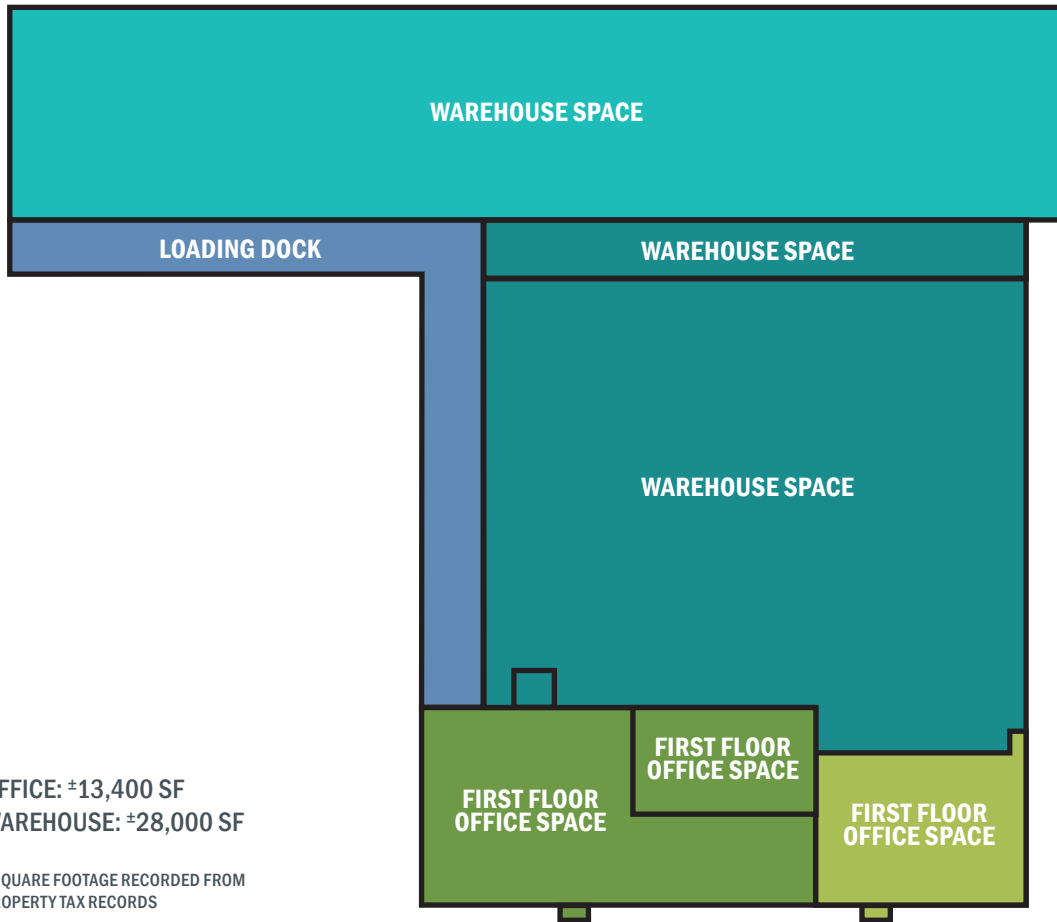
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## Floor Plan



OFFICE: ±13,400 SF  
WAREHOUSE: ±28,000 SF

\*SQUARE FOOTAGE RECORDED FROM  
PROPERTY TAX RECORDS

SOUTH BLVD



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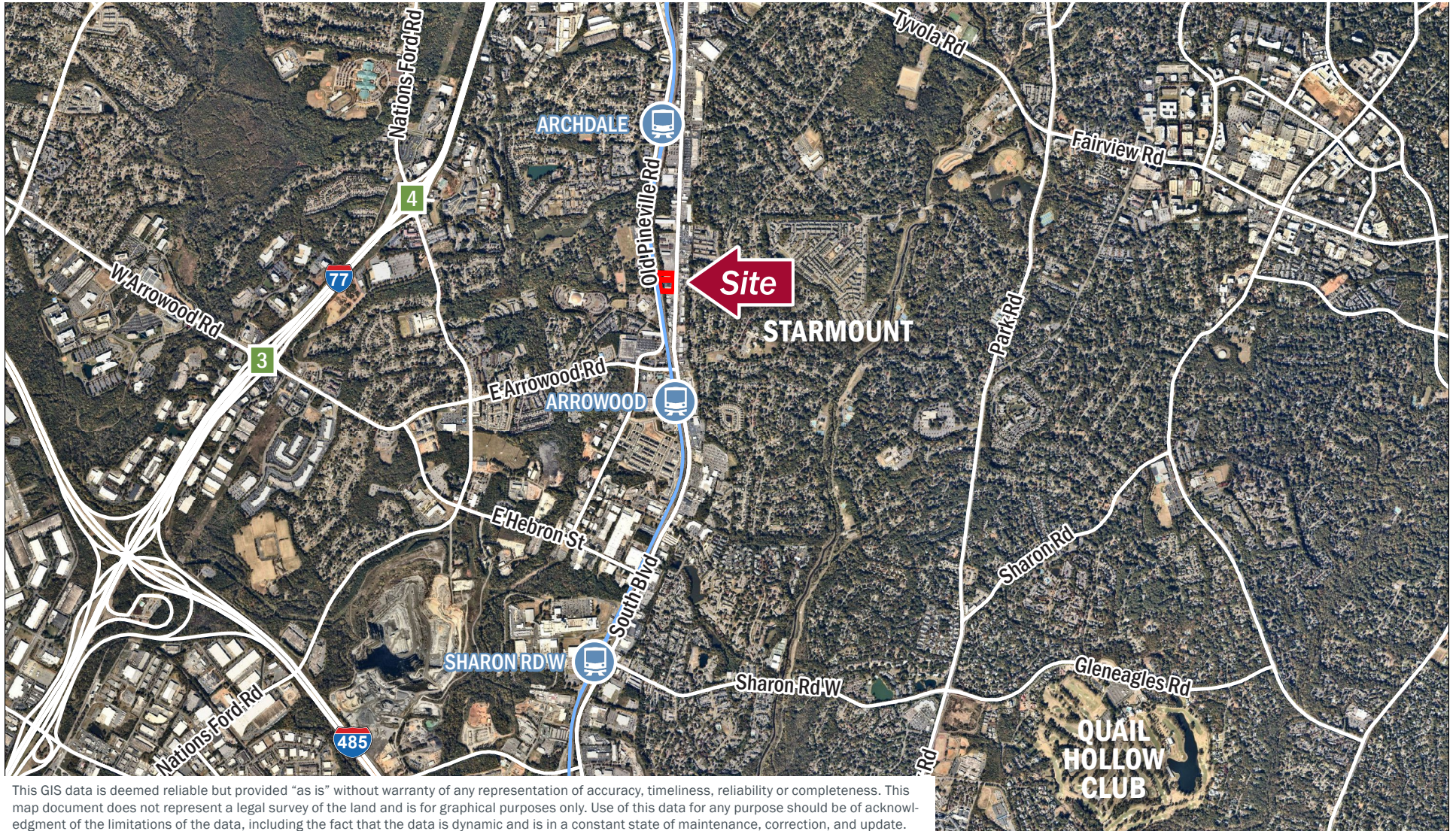
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Market Aerial



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Site Aerial



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## Property Photos



Front Entrance



Side Entrance



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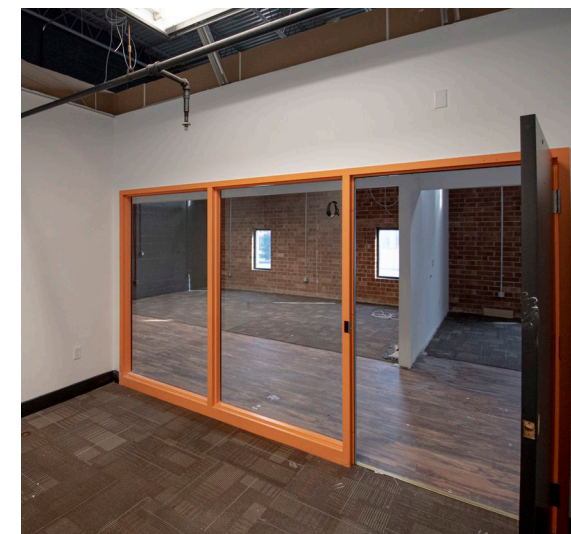
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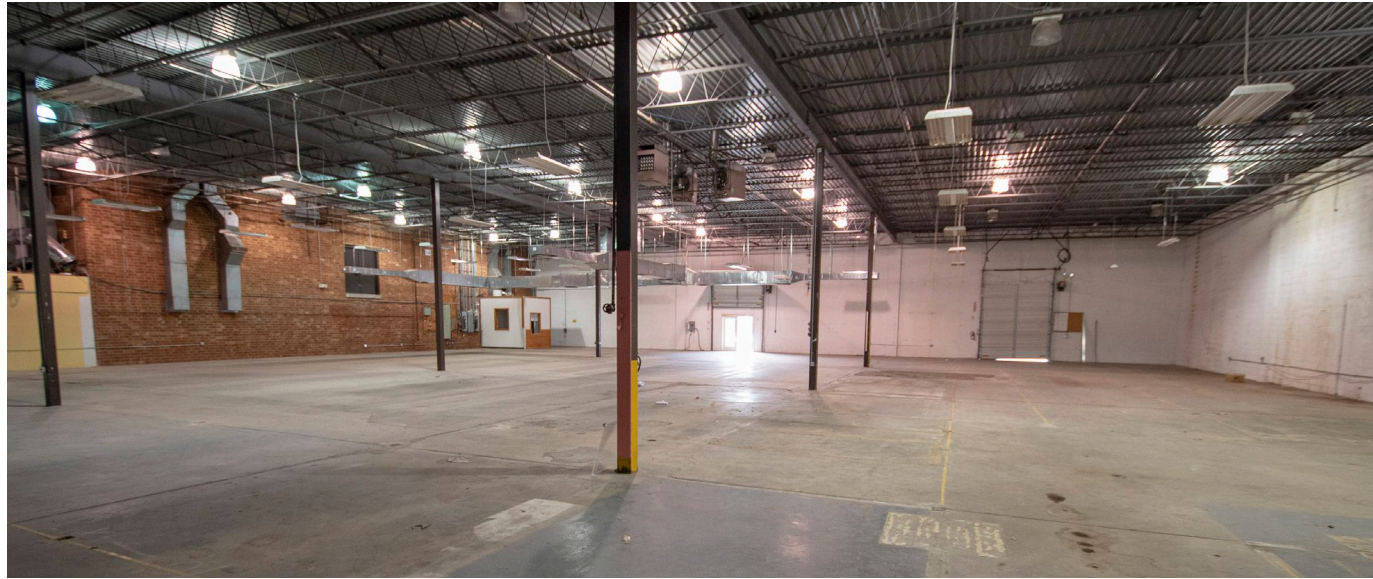
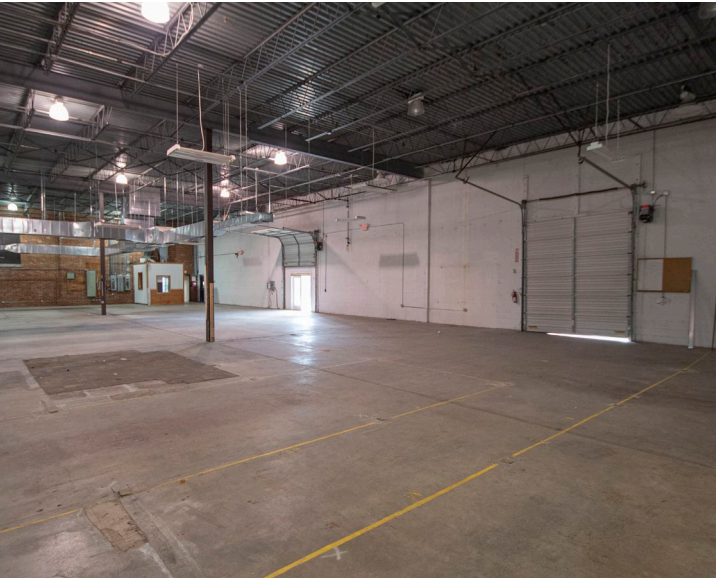
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Medical | Industrial | Retail | Land | Investment | Office

contact

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