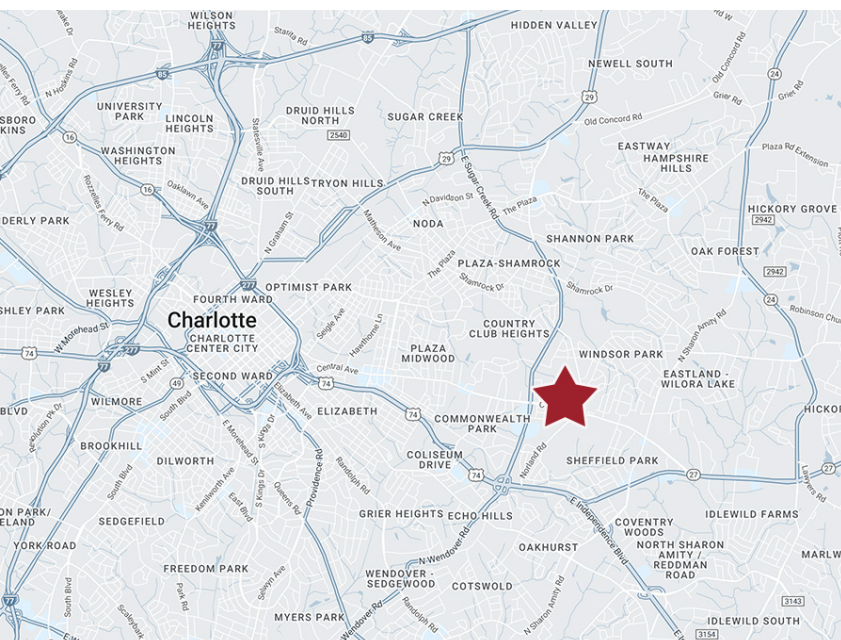


1801 & 1747 Norland Road
Charlotte, NC 28025

FOR SALE
Office+Flex



TWO PARCELS Can be sold together or separately



| | |
|-------------------|------------------|
| Main Building | 12,667 SF |
| Office Building | 1,368 SF |
| Storage Warehouse | <u>4,000 SF</u> |
| TOTAL | 18,035 SF |

- 1.065 Acres
- 3.5 Miles to Charlotte CBD
- Close Proximity to I-601
- 27 Parking Spaces
- Current Zoning: B-2 / New: CG
- Tax IDs: 131-023-18 / 131-023-19



Brian Smith, SIOR, CCIM, MBA • 704.910.9518
brian@regentcre.com • www.regentcre.com

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PARCEL 1
1747 Norland Road

PARCEL 2
1801 Norland Road

| | OFFICE BUILDING | STORAGE WAREHOUSE | MAIN BUILDING |
|-------------------|-----------------|-------------------|--------------------------|
| STORIES | 1 | 1 | 2 |
| BUILDING SF | 1,368 | 4,000 | 12,667 |
| % OFFICE | 100% | 0% | 28% |
| YEAR BUILT | 1972 | 1982 | 1972 |
| YEAR RENOVATED | 2017 | n/a | 2017 |
| ROOF | Flat Membrane | Metal | Flat Membrane |
| CLEAR HEIGHT | n/a | 20' | 16' |
| DOCK HIGH DOORS | n/a | None | 2 (8' x 10') |
| DRIVE IN DOORS | n/a | 1 (16' x 10') | n/a |
| INTERIOR FINISHES | Typical Office | Typical Warehouse | Typical Office/Warehouse |



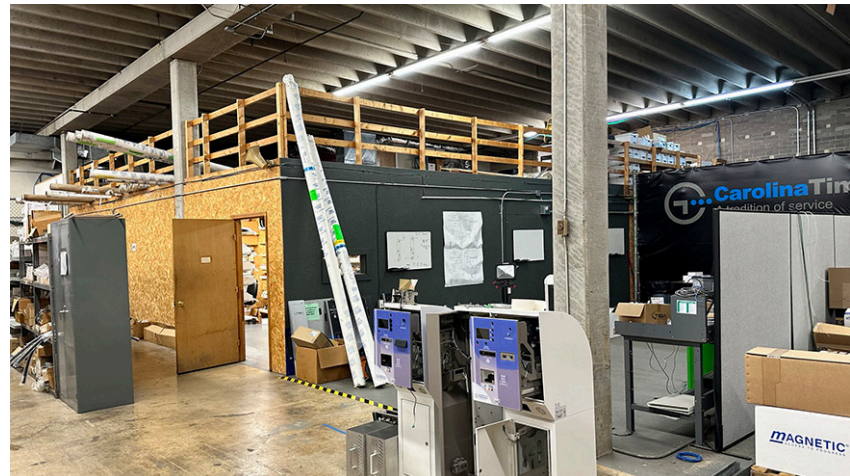
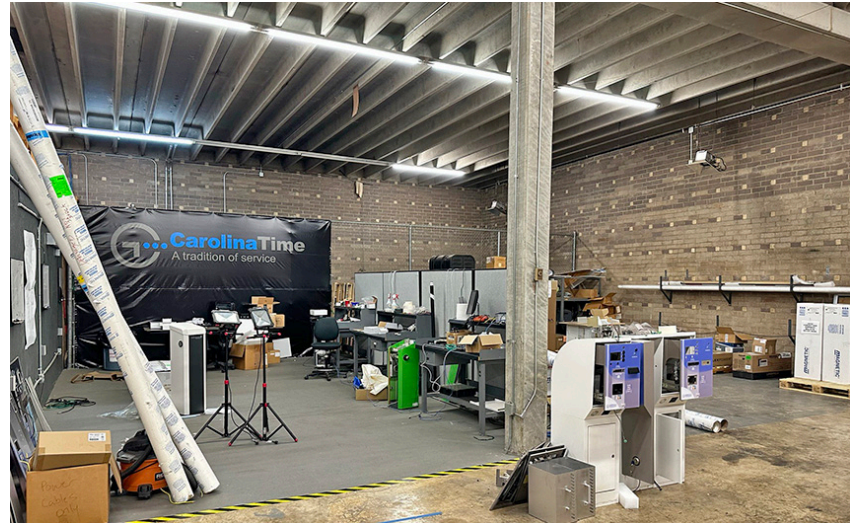
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MAIN BUILDING - 1801 Norland Road

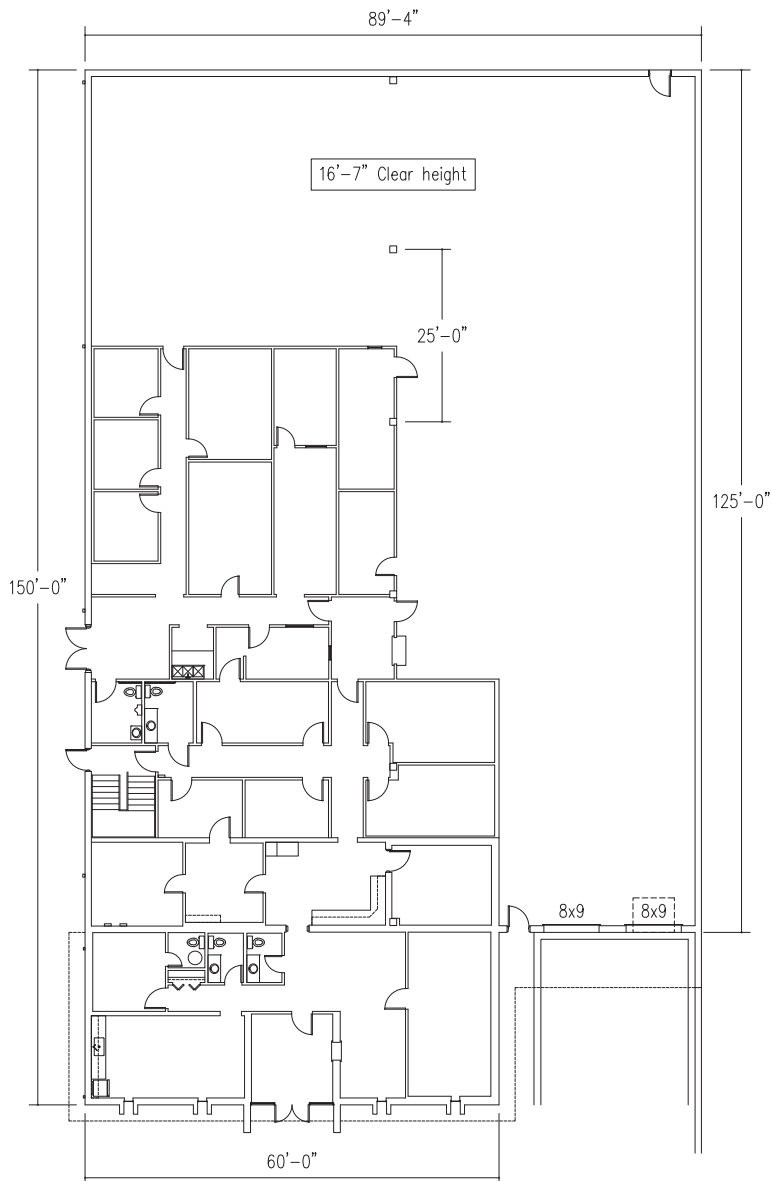


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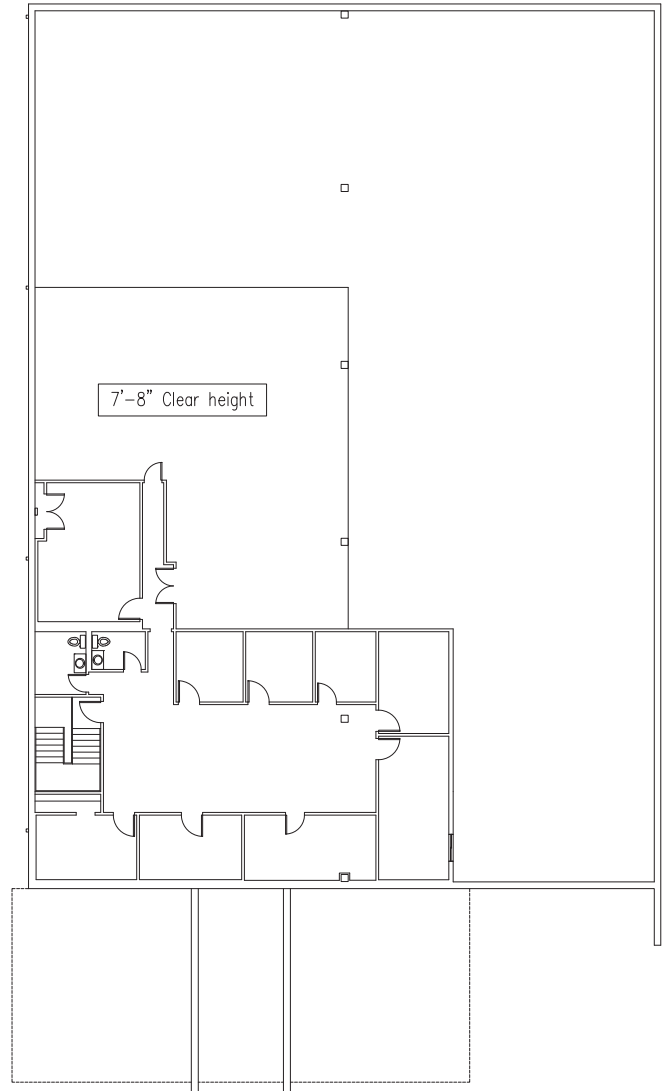
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MAIN BUILDING - 1801 Norland Road



1st Floor
5,850 SF



2nd Floor
2,625 SF
1,757 SF Mezzanine
4,382 SF TOTAL



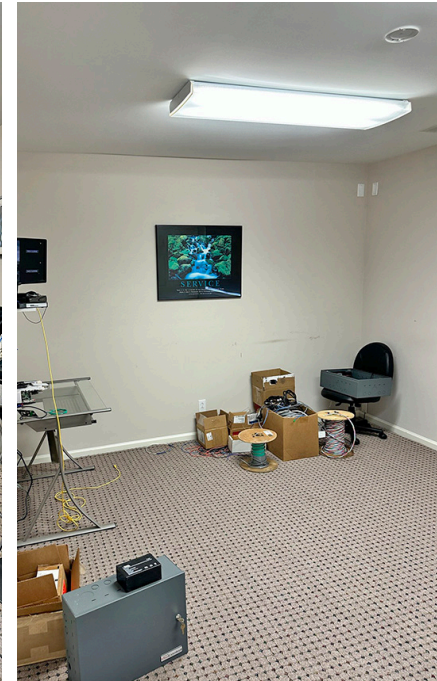
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OFFICE BUILDING - 1747 Norland Road



STORAGE WAREHOUSE - 1747 Norland Road

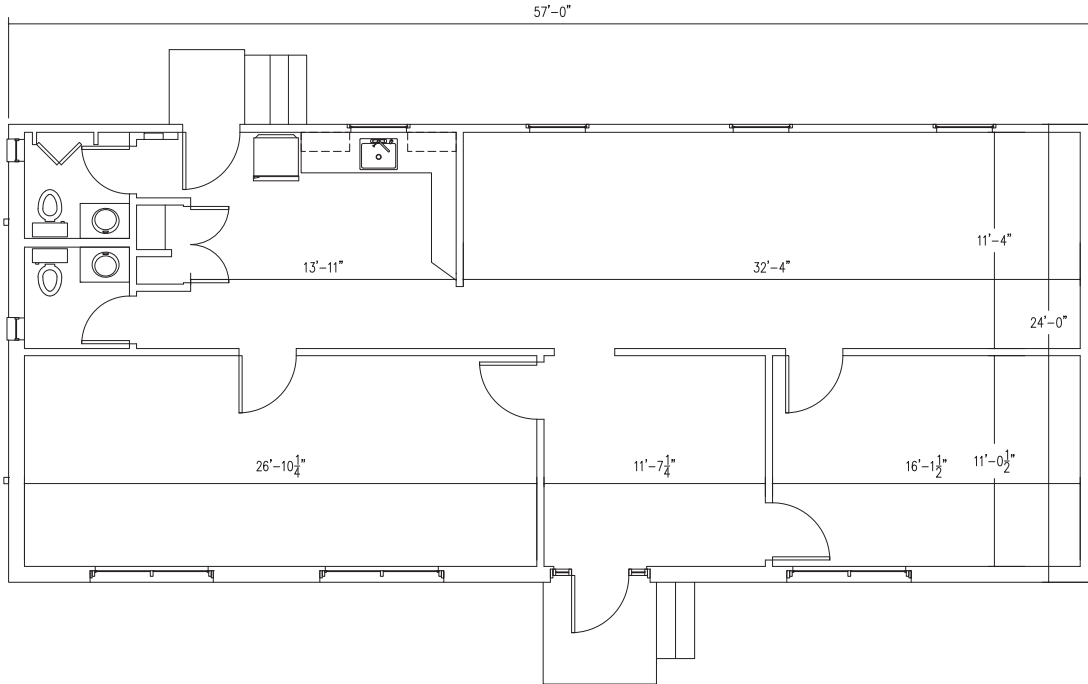


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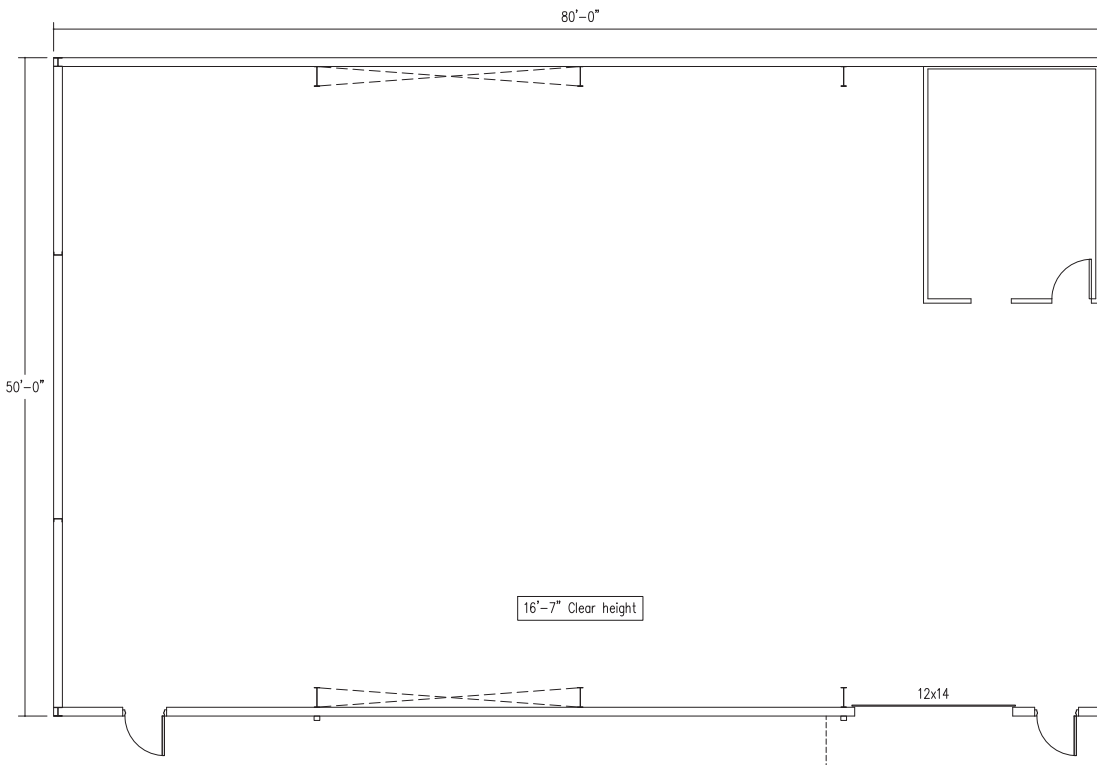
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OFFICE + STORAGE WAREHOUSE - 1801 Norland Road



Office
1,368 SF



Storage Warehouse
4,000 SF



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