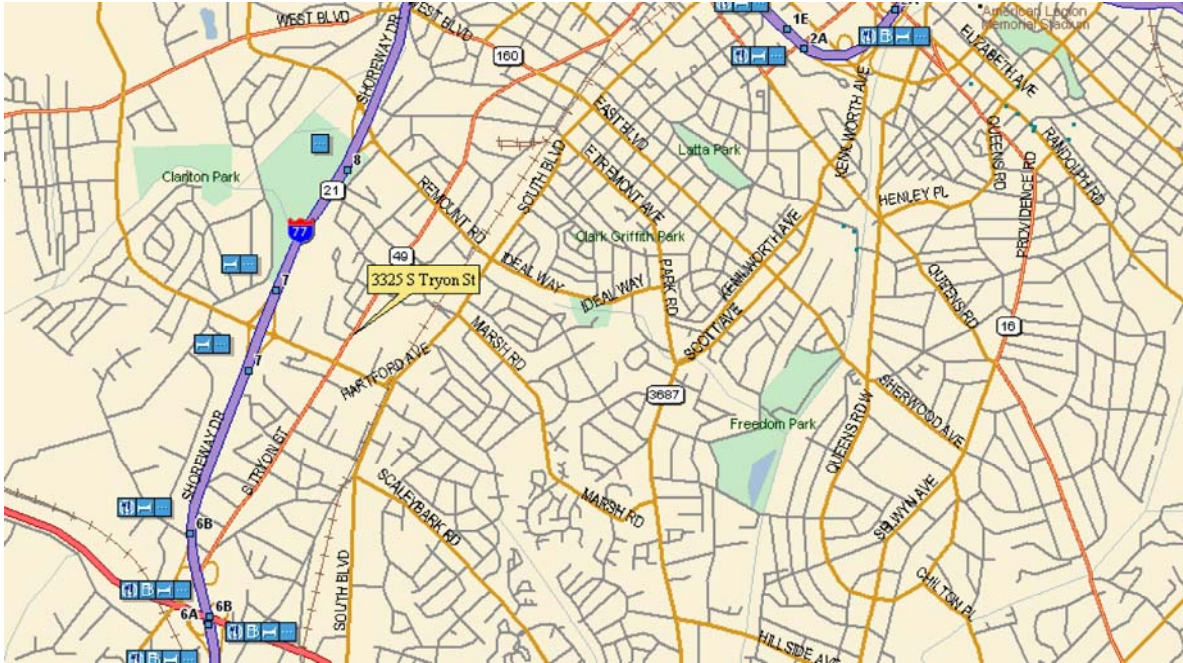




**SOLD**

**S. Tryon Street** (+/-44,309 SF)

3325 S. Tryon Street  
Charlotte, North Carolina  
Corner of S. Tryon & Clanton Road



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2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090

## PROPERTY INFORMATION

<b>BUILDING:</b>	Part of a larger facility with separate identity along S. Tryon Street Prime location for Office / Warehouse / Showroom
<b>CEILING HEIGHT:</b>	16'6" - 17'7" Clear
<b>COLUMN SPACING:</b>	27' X 60'
<b>CONSTRUCTION:</b>	Double "T" concrete construction
<b>LIGHTING:</b>	Heavy fluorescent lighting
<b>FIRE PROTECTION:</b>	Fully sprinklered
<b>TRUCK LOADING:</b>	10'X10' drive in door, potential common dock high access loading and can add dock high loading
<b>PARKING:</b>	88 parking spaces along S. Tryon Street Additional treed area could be cleared for truck court or parking
<b>MISC:</b>	Signage to S. Tryon Street Shell office space for upfit Previously A/C production space