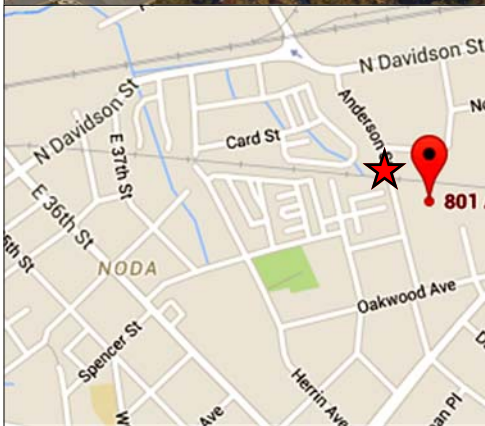


801 Anderson St. Charlotte NC 28205

4.2 Acres in NoDa,
Rare redevelopment opportunity, .5 mile /10 min walk to the light rail



Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.



-Rare urban infill opportunity at the NoDa Sugar Creek and 36th St. Blue Line Extension Transit Stations with the Light Rail operating from Uptown Charlotte to the campus of UNCC

-Approx. 4.24 acres

Nestled in a walkable urban infill community, adjacent to a park and future greenway

-Zoned I2, Industrial

-21,600 total square feet existing building

Babak Emadi, Broker

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bemadi@providencecommercial.com

Chris Wannamaker, Broker

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Cwannamaker@providencecommercial.com

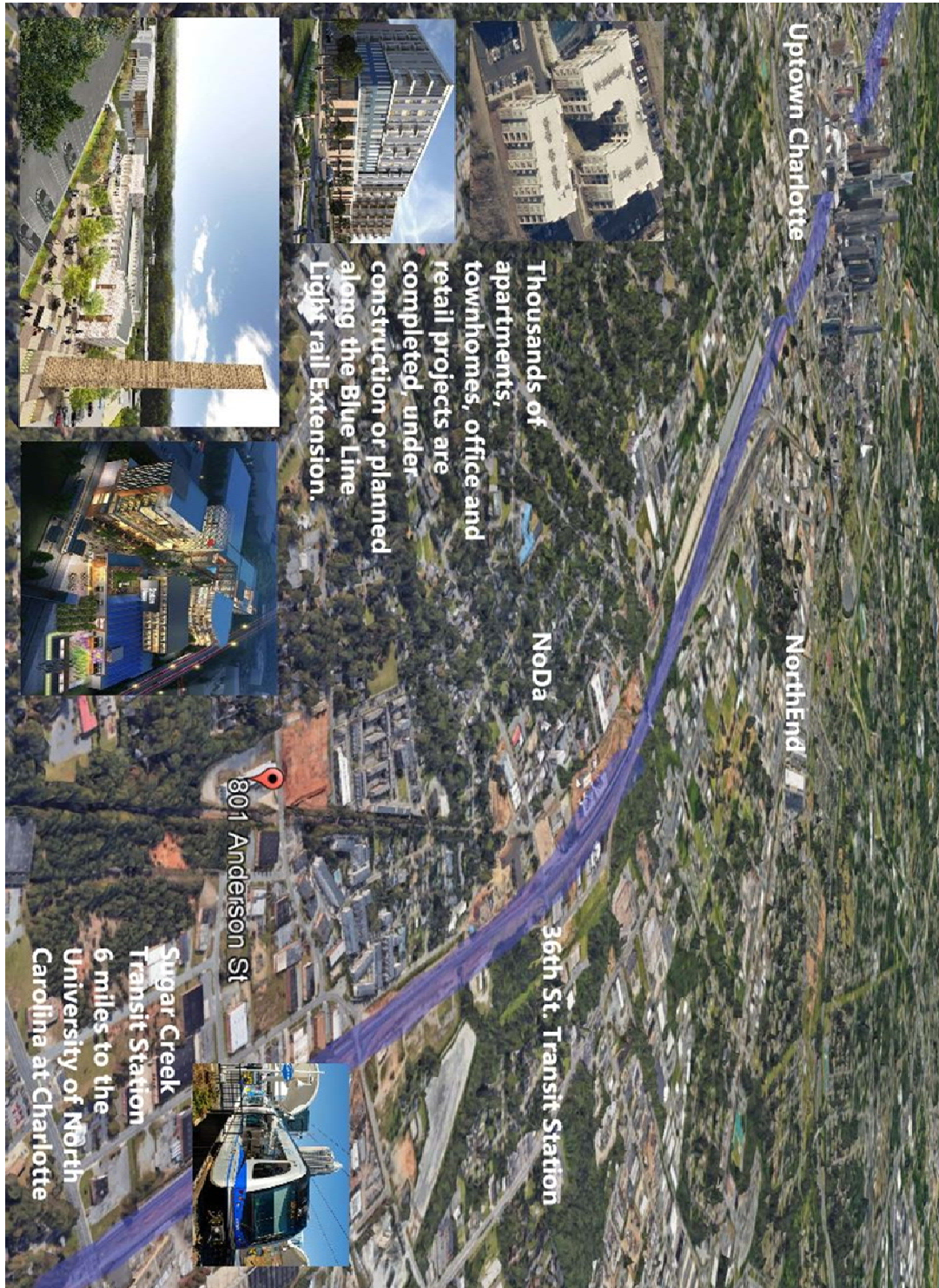


Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Featured Properties" at www.ProvidenceCommercial.com

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