

# Office & Warehouse Space

517 Blairhill Road • Charlotte, NC

FOR LEASE



**+/- 6,000 SF of Office & Warehouse Space Just Minutes from I-77**

*Excellent Location near the corner of S. Tryon St and Clanton Rd*



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**Providence Commercial**  
REAL ESTATE ADVISORS

## FEATURES

- +/- 6,000 SF building on .503 acres
- Building is divided into three areas ( allowing for the possibility the new tenant to sublease out any unused space).
- Area 1: +/- 3,120 Sqft: Office space, with conference area, small lobby, bullpen, storage room and 3 private offices.
- Area 2: +/- 1,560 Sq Ft.: warehouse with 12 foot rollup door with large storage area.
- Area 3: +/- 1440 Sqft: Kitchen and office with 10 foot rollup door and dock.
- Zoned I-1
- Great location with easy access to I-77, S. Tryon St. and Billy Graham Blvd., just minutes from Uptown Charlotte and Charlotte Douglas International Airport.
- 5 mintues from the light rail station.

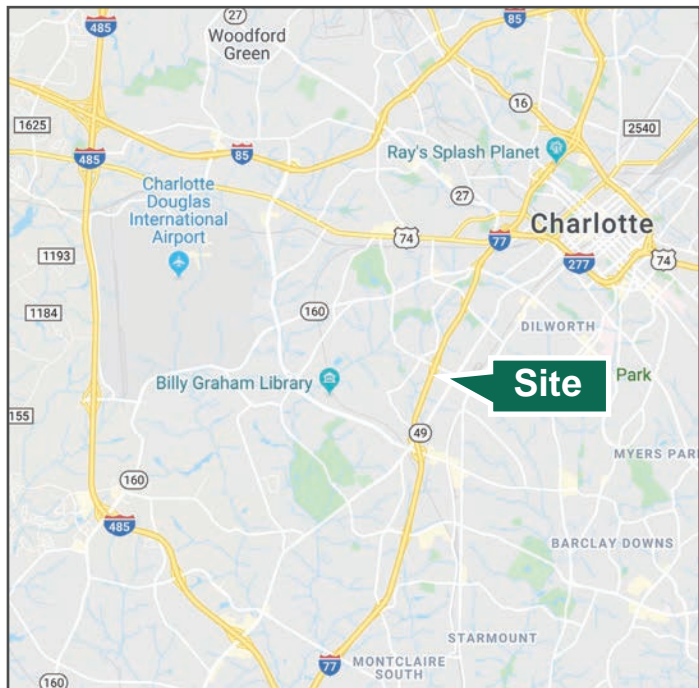
Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to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

For more info, please visit our "Properties" page on: [ProvidenceCommercial.com](http://ProvidenceCommercial.com)

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