



Property Highlights:

- +/- 5,624 SF of Office Space in Mezzanine
 - Large Restrooms
 - Private offices
 - Open work area
 - Large training room
- Private exterior entrance on East side of building with access to parking as well as entry from warehouse
- Close proximity to light rail station
- Easy access to I-77 off Tyvola Rd.
- Walk to restaurants, banks, hotels

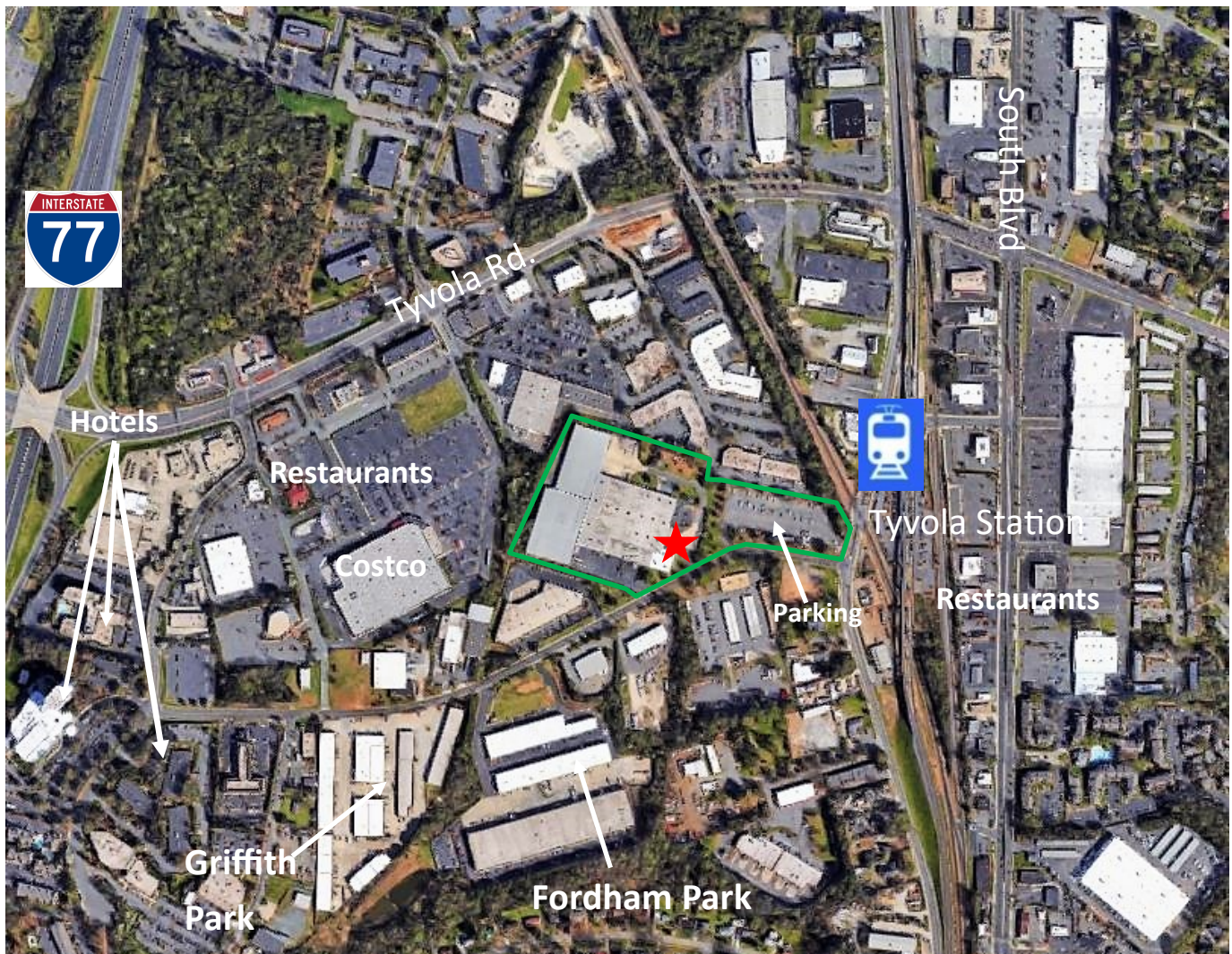
Mezzanine Office
Total ± 5,624 SF

Lease Rate: \$5.35 psf NNN
TICAM: \$0.65 psf

For more information contact:
Jim Whiteside
(o) 704-347-4676 (c) 704-516-8319
Jim@WhitesideIndustrial.com

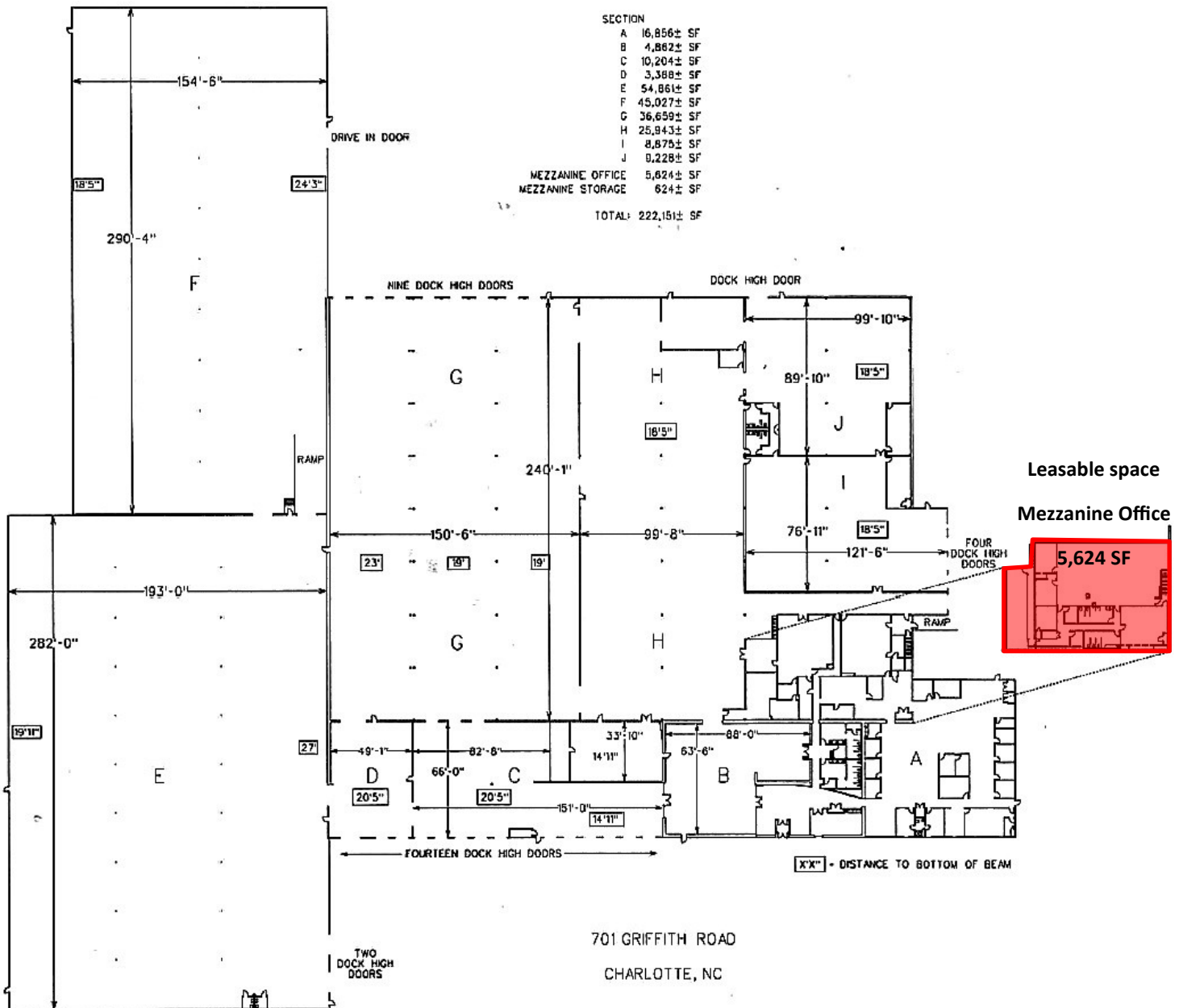
Area Amenities:

- * Located in South Charlotte
- * Excellent Interstate Access - less than 1 mile from I-77
- * Close to Griffith Commercial Park and Fordham Commercial Park
- * Across from Tyvola Light Rail Station which provides quick access to Uptown Charlotte
- * Near hotels, dining, and shopping



WHITESIDE INDUSTRIAL PROPERTIES

FOR LEASE
701 Griffith Rd.
Charlotte, NC 28217



All information regarding property for sale, rental, financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is subject to change of price omissions, errors or other conditions prior to sale, lease, or withdrawal.