

# 115 Charter Street

Albemarle, North Carolina



FOR LEASE

## Great Flex Building Available in Albemarle, NC

### FEATURES

- +/-12,500 SF currently available (+/-10,000 SF of warehouse space)
- Property includes three large offices, reception area and large break room/lab. This area could be converted into an additional office space if needed.
- One dock high door (14')
- One grade level roll-up (10')
- Clear height in the warehouse is 16'11" in the center and 13'11" on the sides.
- Flexible layout
- Lease rate: \$3.50/SF/YR

For more information, please contact:

**Thomas Propst**

704-787-4850 • [t.propst@southcentralproperties.com](mailto:t.propst@southcentralproperties.com)

NC Real Estate Broker

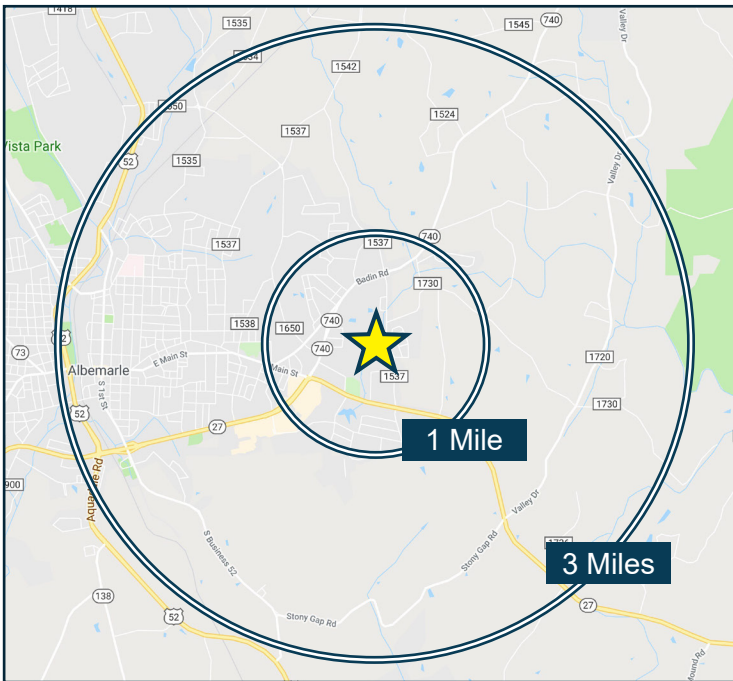
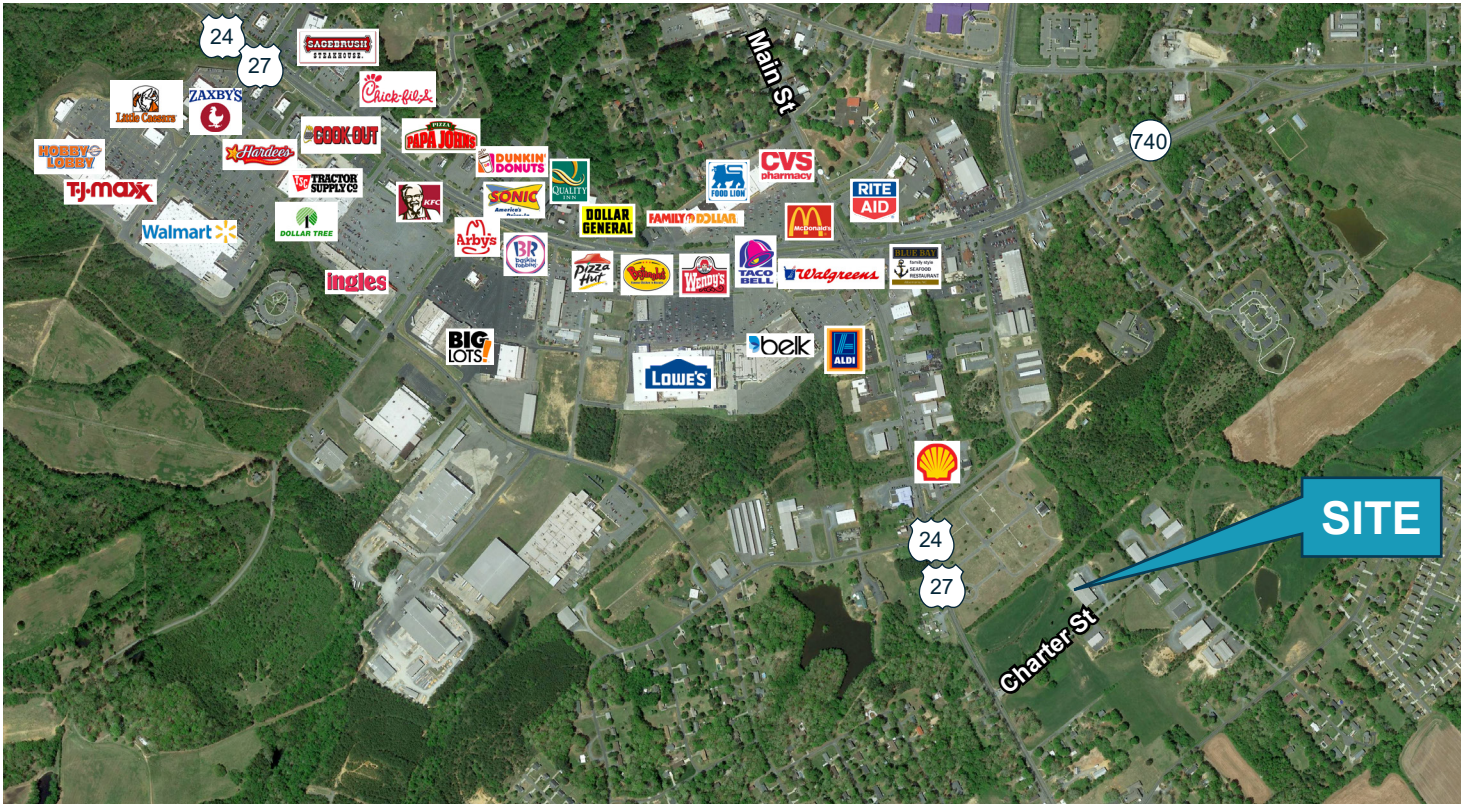


SOUTH CENTRAL PROPERTIES  
COMMERCIAL REAL ESTATE

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DEMOGRAPHICS		
	1 Mile	3 Miles
Population	1,597	12,586
Households	634	5,313
Average Age	42.40	40.80
Median HH Income	\$51,530	\$39,522
Daytime Employees	3,331	10,974
Population Growth '18-'23	2.9%	3.5%
Household Growth '18-'23	2.8%	3.7%

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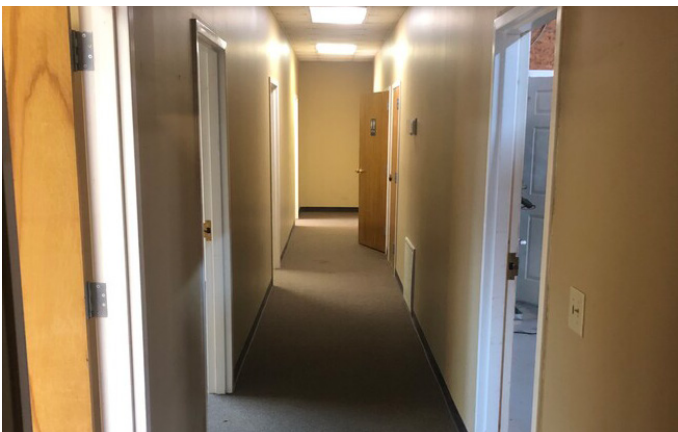
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Every effort has been made to provide accurate information but no liabilities are assumed for errors and omissions.

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