

For Lease

**Redevelopment Opportunity*

Colliers

INTERSTATE
85

EXIT
27

Caldwell Drive

3 Caldwell Drive
Belmont, NC 28012

Available

42,903 SF

3.96 AC Site

Single Tenant Facility with
Available Outdoor Storage Area



Immediate I-85
highway access &
Charlotte MSA



Free standing
building capable for
manufacturing &
warehouse use

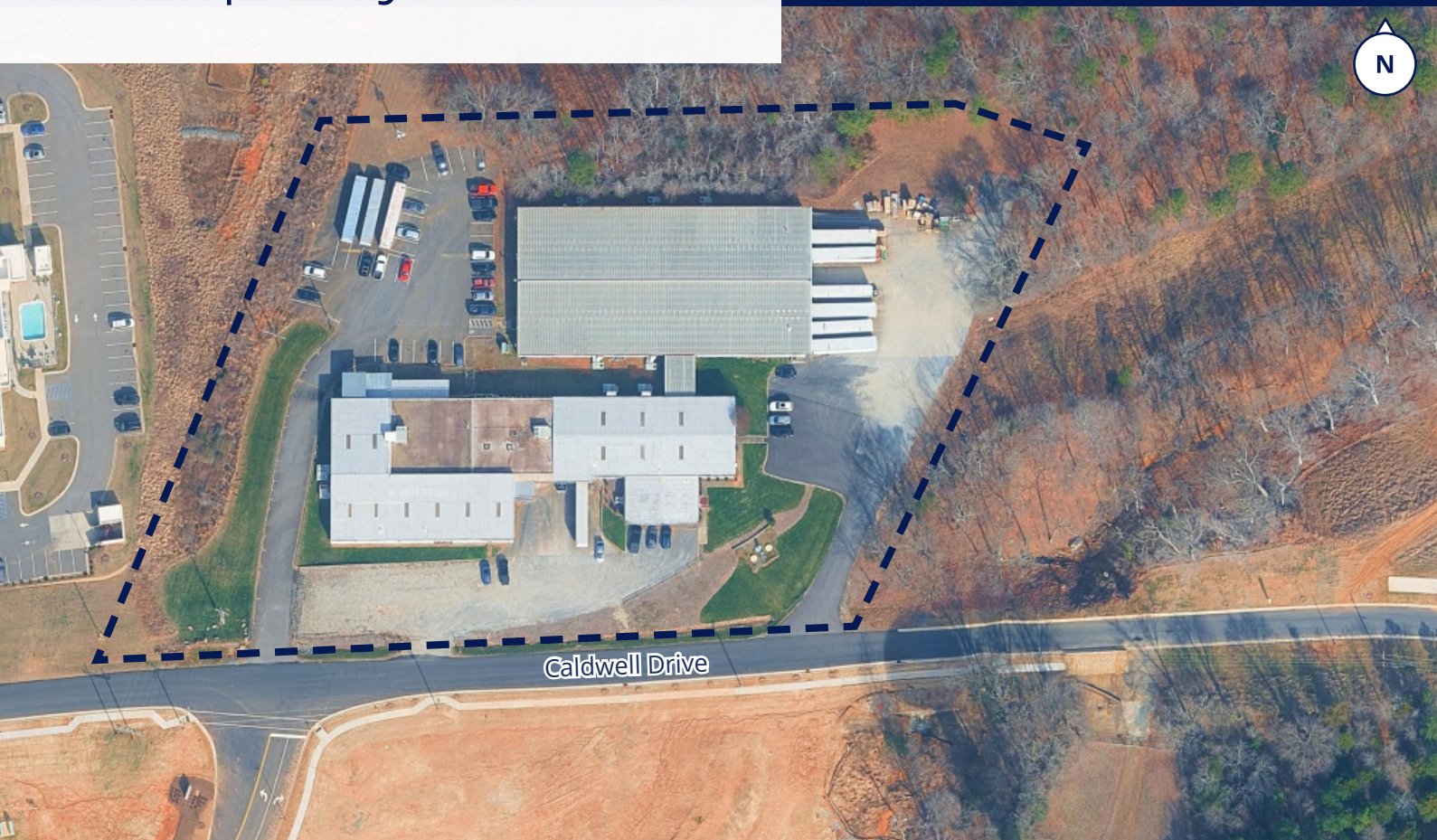


Equipped with
heavy power
capabilities

Accelerating success.

3 Caldwell Drive | For Lease

Property Profile



Numbers at a Glance

42,903_{sf}
Building size

3.96_{acres}
Lot size

±3,000_{sf}
Office area

12' - 14'
Clear height

10_{DHD} 1_{DI}
Shipping

277/480_v
Power

800_{amps}
Power

±35,000_{sf}
Fully Conditioned

±40_{spaces}
Parking

1969
Year Built

LED
Lighting

B3
Zoning

*Compressed Airlines
Throughout

*Redevelopment
Opportunity

Property Drawings

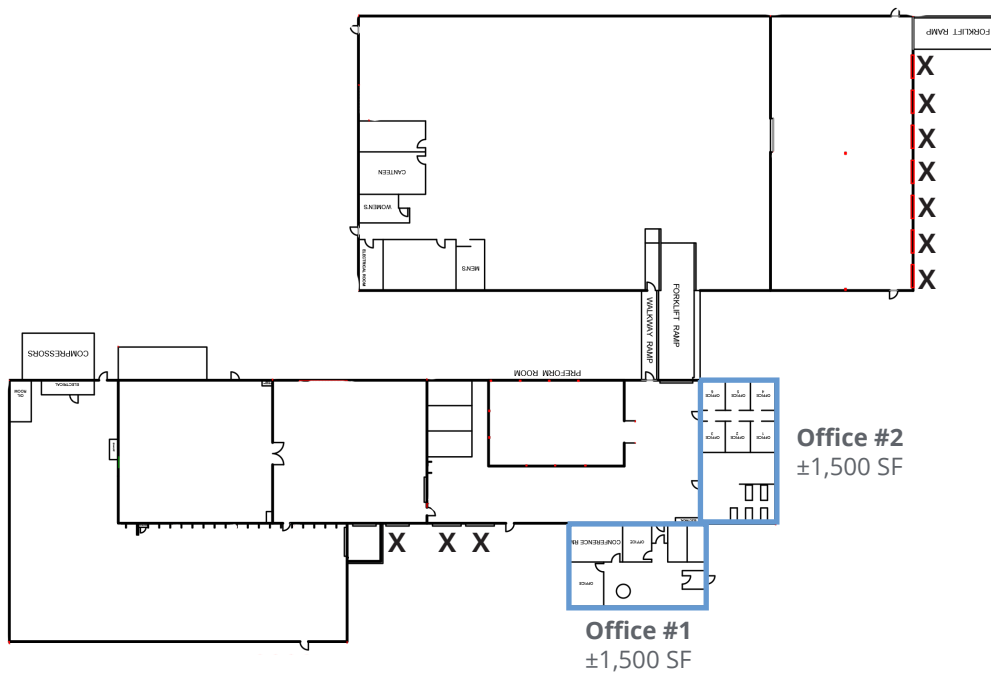


Site Plan

Property Boundary

Ingress/Egress

N



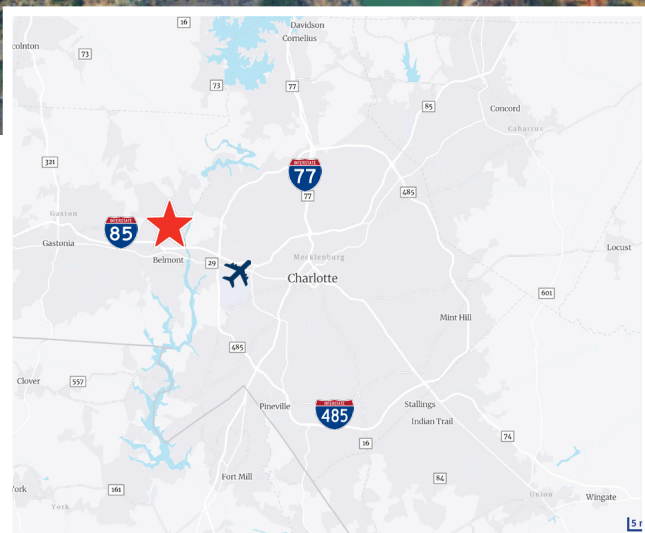
Floor Plan

X Dock Doors

Office Space

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Location & Access



DRIVING DISTANCE FROM PROPERTY



0.5
MILES



4
MILES



16
MILES



6.1
MILES



11.7
MILES

Contact

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