

4,575 SF FLEX-SPACE



FOR LEASE  
NEW LISTING

13575 KANNAPOLIS PARKWAY

Free standing 4,575 SF industrial and office building located on Kannapolis Parkway. Situated on 6.8 acres of land, this flex space offers ample parking, large office configuration, and secure warehouse space.

- ✓ RATE: \$10.00 SF NNN
- ✓ 2,100 SF OFFICE & 1,950 SF WHS
- ✓ GRADE LEVEL DOORS 12'W X 14'H
- ✓ FULL RESTROOM & KITCHENETTE
- ✓ SECURE & PRIVATE SETTING

*\*All information needs to be independently verified.*



## ADDITIONAL SPECIFICATIONS

- CONTINGENT TO CONDITIONAL USE C2 ZONING
- PRIVATE PARKING
- EXTERNAL STORAGE AND POWER
- FLEXIBLE 2 STORY OFFICE LAYOUT



**Cate Davis**

Broker

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