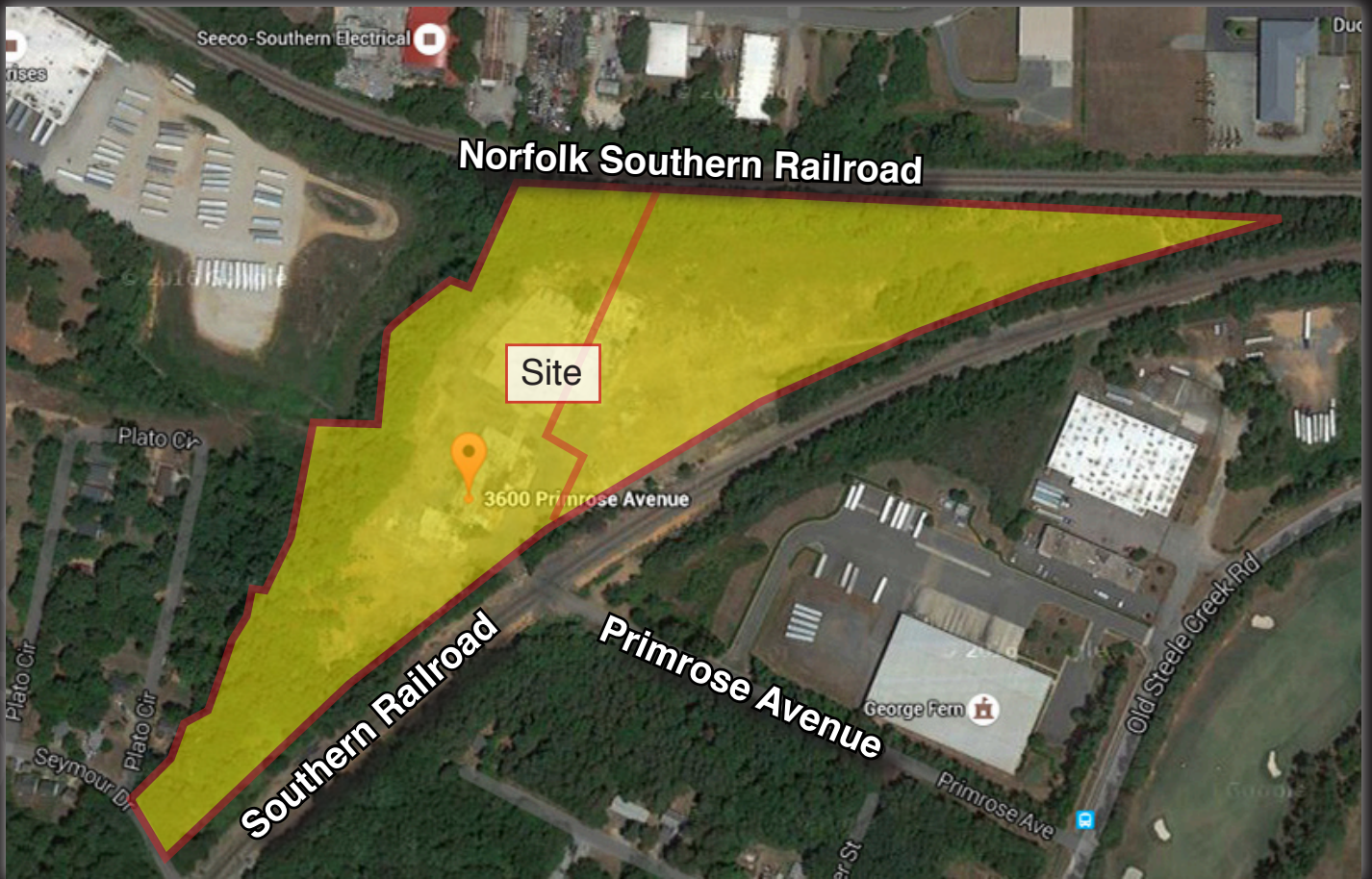


**Tracy Eford**

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www.thenicholscompany.com  
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**Available**  
Industrial Property  
For Sale or Lease

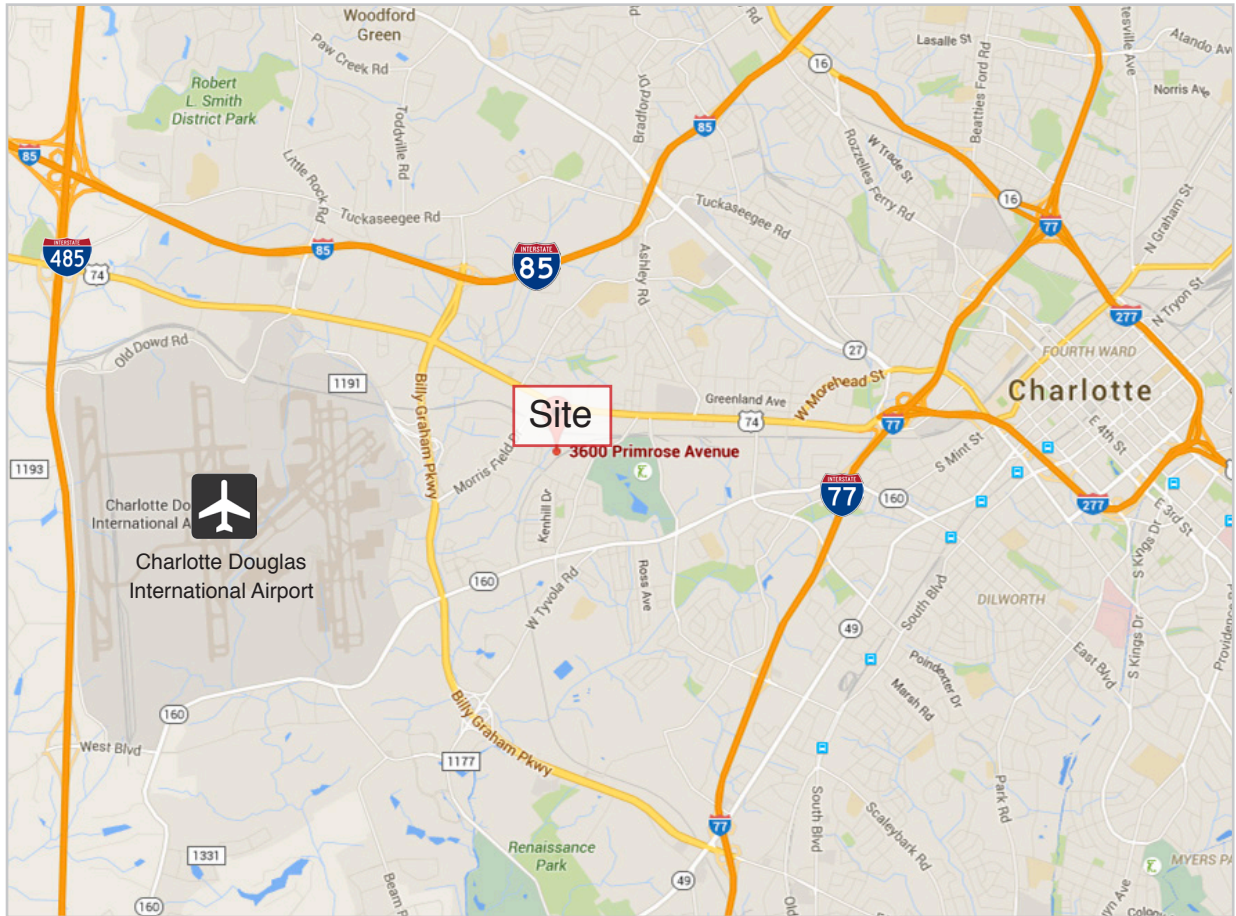


**3600 Primrose Avenue**

Charlotte, NC 28208

# 3600 Primrose Avenue

## ABOUT



## ABOUT

+/- 15.32 acre industrial land parcel for sale or lease located within close proximity to 1 active rail spur with switch on the Norfolk Southern Line. The site is easily accessible from I-77, I-85 and I-485.

## SITE ATTRIBUTES

- Parcel IDs: 11711158 & 11710301
- 15.32 Acres
- Zoned I-2
- All structures have been removed except concrete pads
- Utilities: City Water & Sewer
- Sales Price: \$2,900,000
- Lease Rate: \$14,000 per month

For more information please contact:  
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Tracy@thenicholscompany.com  
704.373.9797



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.