

**Tracy Efird**

The Nichols Company

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600 Queens Rd. Charlotte, NC 28207

**Available**  
Industrial Building  
for Lease

Note: Existing building is  
undergoing renovation



**1941 Bancroft St.**

Charlotte, NC 28206

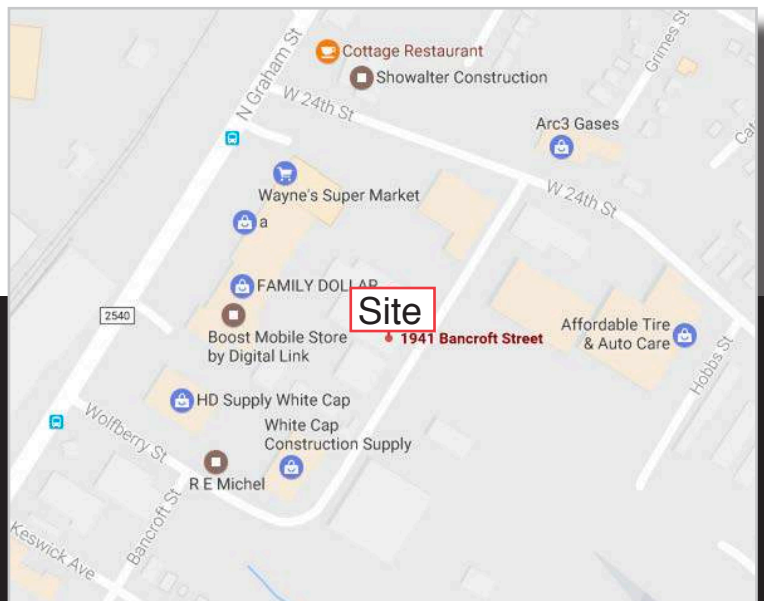
## ABOUT

1941 Bancroft St. is a light industrial building with +/- 6,000 SF available for lease.

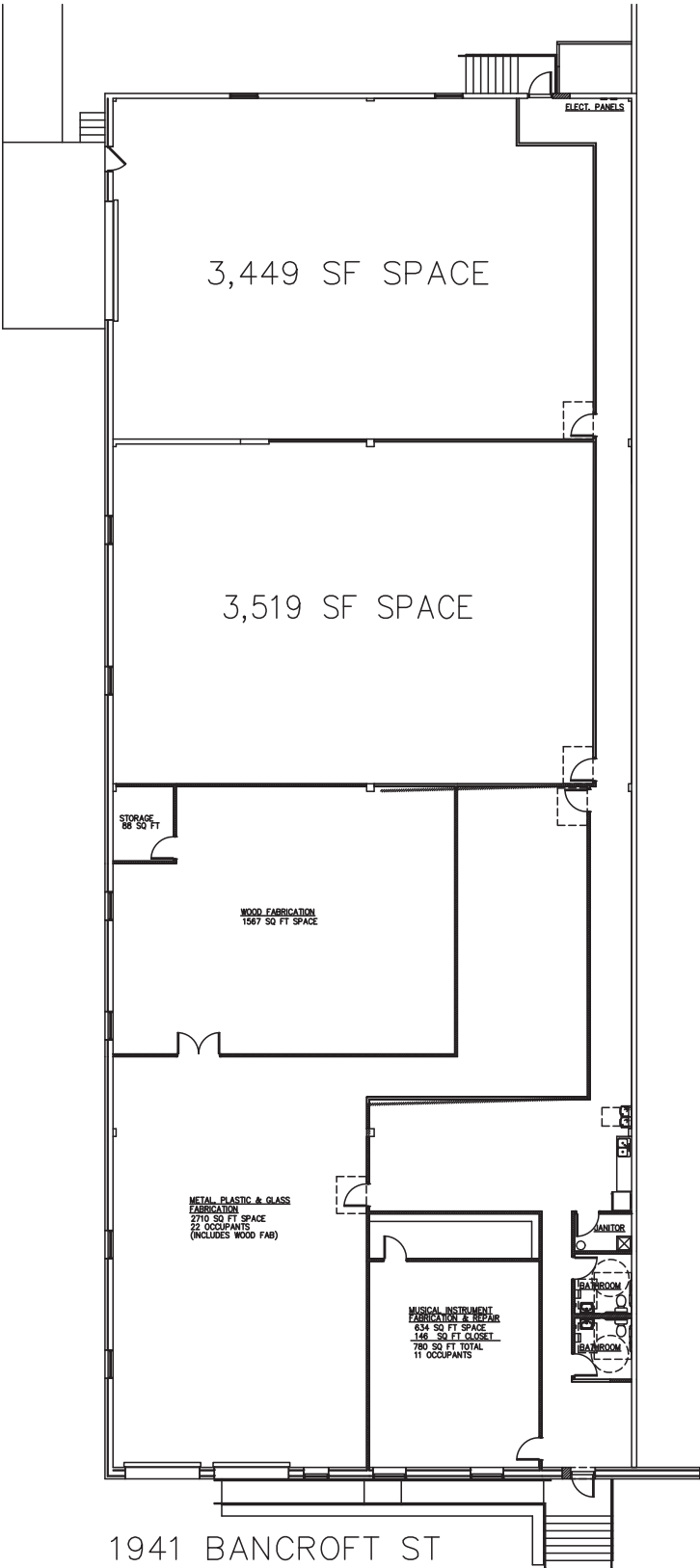


## SITE ATTRIBUTES

- Building Size: 13,681SF
- Lease Rate: \$12/SF
- Dock Doors: 2
- Clear Height: 11.50-13.00 FT
- Zoning: I-2
- Parcel ID: 07910108



# FLOOR PLAN



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.

