



4500 Morris Park Dr

Mint Hill, North Carolina, 28227



Available for Lease

+/- 21,572 SF Industrial Building

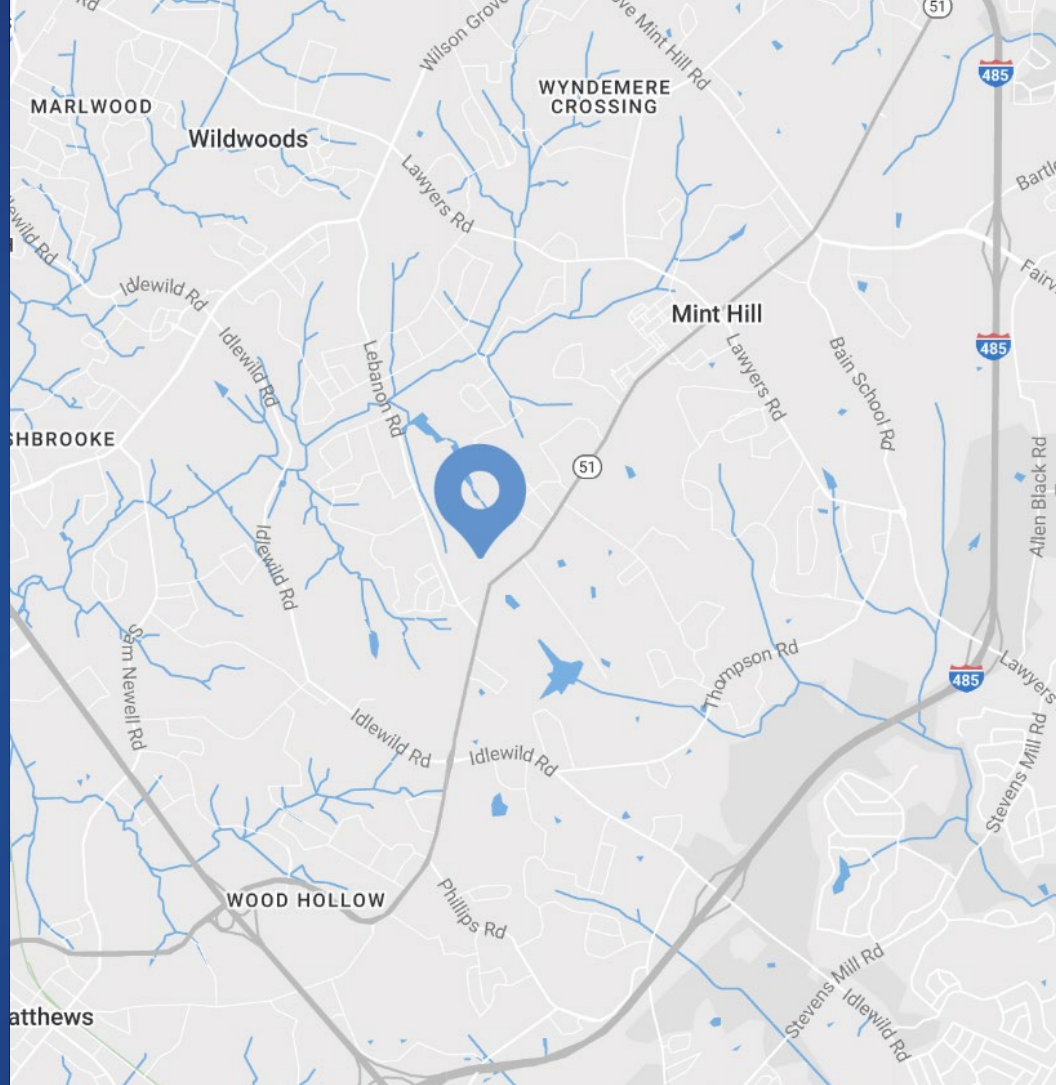
Property Overview

4500 Morris Park Dr Available for Lease

This property offers +/- 21,572 SF of flex space, consisting of +/- 16,853 SF of warehouse space and +/- 8,319 SF of office space. Meticulously updated in 2017 by the current owner, who has since outgrown the space. The property features three drive-in doors and three dock doors, providing versatile loading options. It is equipped with 3-phase 220V power and includes a backup generator. Conveniently located near Lebanon Rd and Highway 51, it is less than 2 miles from downtown Mint Hill. Occupancy is available by 01/01/2025.

Property Details

Address	4500 Morris Park Dr Charlotte, NC, 28227
Availability	+/- 21,572 SF Available for Lease
Acreage	+/- 4.0 AC
Use	Industrial
Zoning	B-D
Parcel	13530104
Parking	Ample
Power	3 Phase 220V Power with a Backup Generator
Clearance	16' Warehouse Clear Height
Doors	3 Drive In Doors: (1) 8'x8', (1) 8'x12', (1) 12'x12' 3 Dock Doors: (1) 8'x8', (2) 8'x10'
Occupancy	01/01/2025
Lease Rate	\$16/SF NNN



Demographics

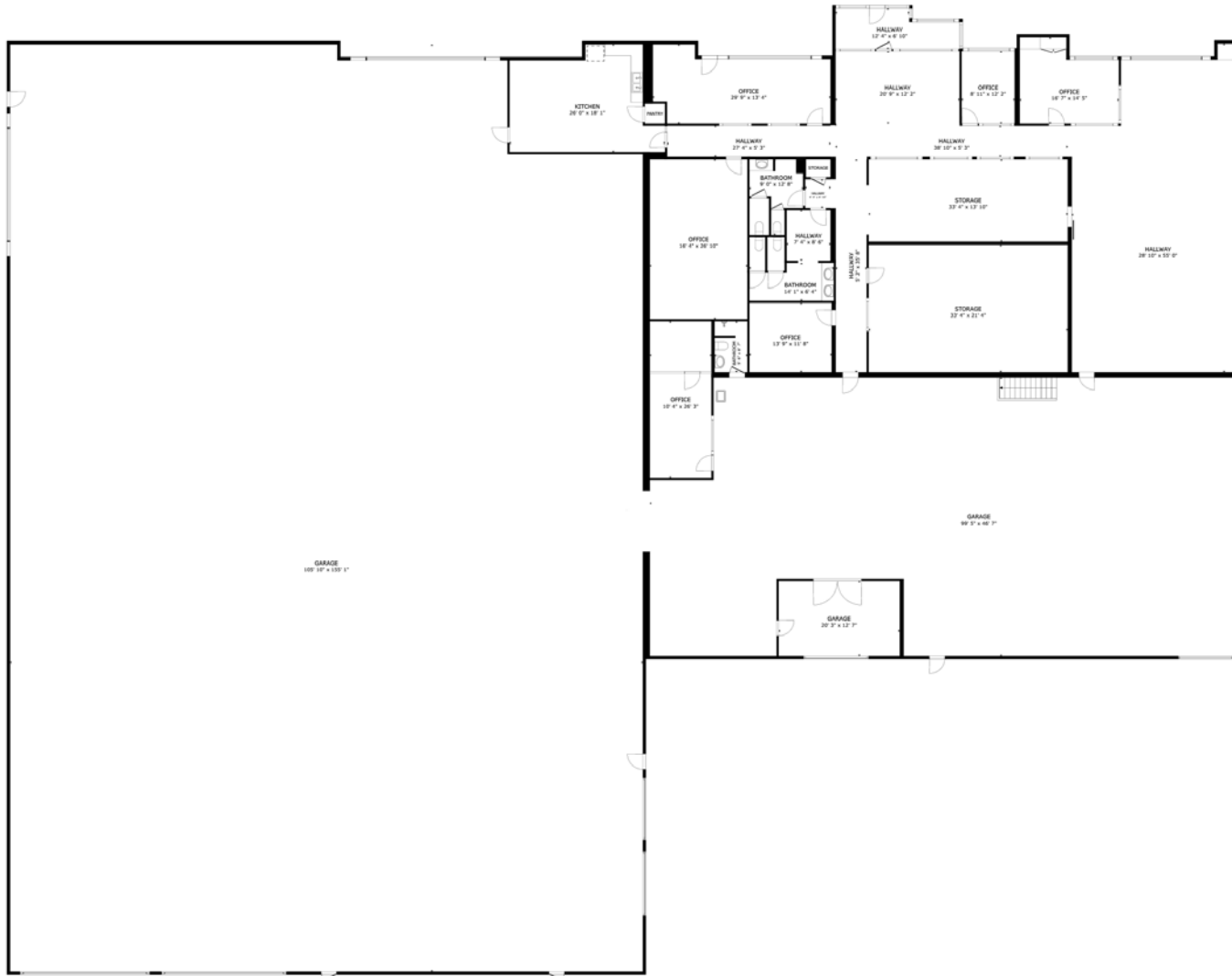
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,068	48,344	154,926
Avg. Household Income	\$140,581	\$113,439	\$104,763
Median Household Income	\$106,235	\$89,848	\$78,031
Households	1,220	18,932	59,263
Daytime Employees	1,254	20,637	56,443



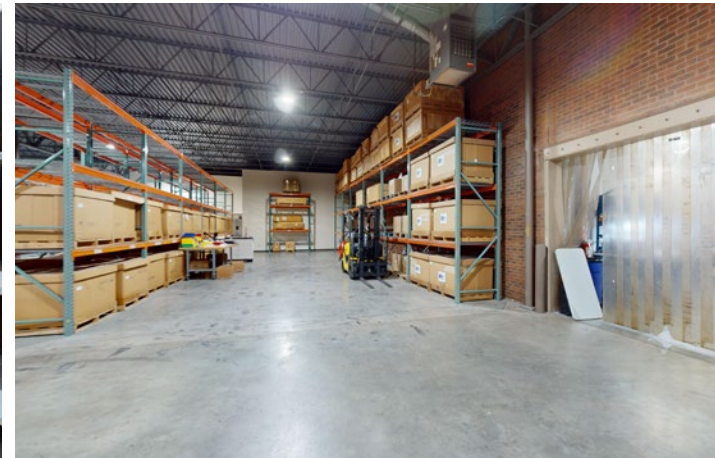
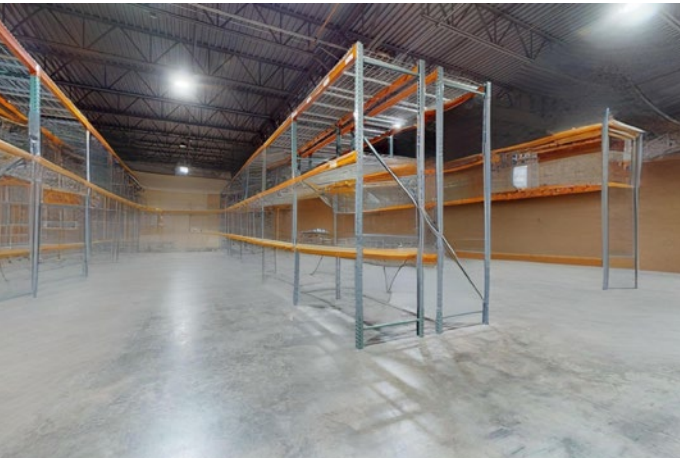
Available

+/- 21,572 SF

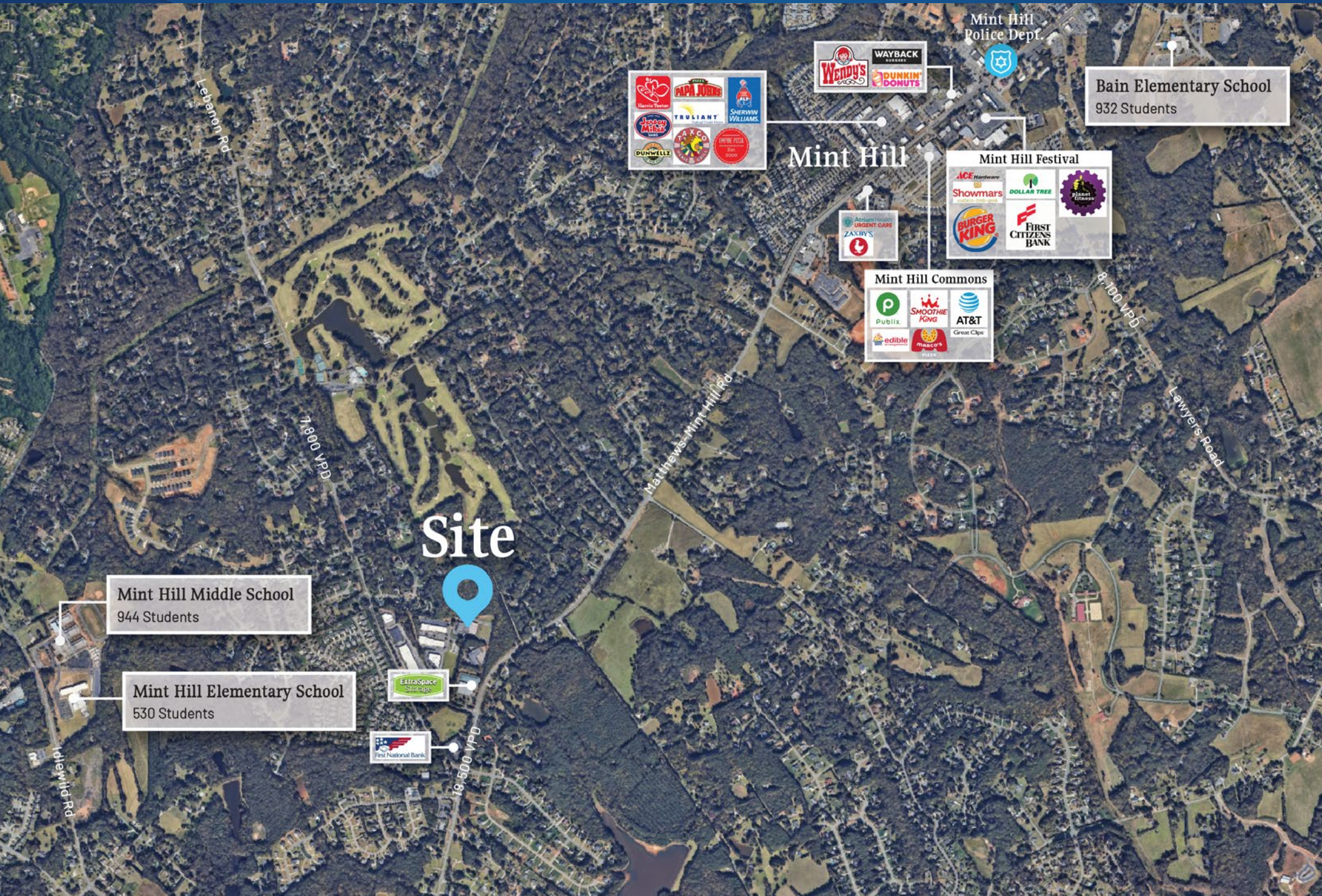
 Virtual Tour



Interior Photos



Market Overview



Market Overview

Mint Hill Middle School
944 Students

Mint Hill Elementary School
530 Students

Bain Elementary School
932 Students

Wendy's
WAYBACK BURGERS
DUNKIN' DONUTS
PAPA JOHN'S
TRULIANT
SHERWIN WILLIAMS
JASON MIZE'S
TACO
EMPIRE PIZZA
DUNWELLS

Mint Hill

Mint Hill Festival

ACE Hardware
Showmars
DOLLAR TREE
PJ's Fitness
BURGER KING
FIRST CITIZENS BANK

Abraham Lincoln
URGENT CARE
ZAXBY'S

Mint Hill Commons

Publix
SMOOTHIE KING
AT&T
Great Clips
edible
mace's

Site



ExtraSpace Storage

First National Bank

Mint Hill

North Carolina

Mint Hill is a suburban town in southeastern Mecklenburg and northwestern Union counties, a major suburb on the outskirts of Charlotte and near the Cabarrus County line. Mint Hill was ranked among America's Top 12 Power Suburbs and 13th in The Safest Places in North Carolina. It is the perfect setting for business owners and professionals seeking a prosperous, vibrant, thriving community for doing business.





Contact for Details

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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.