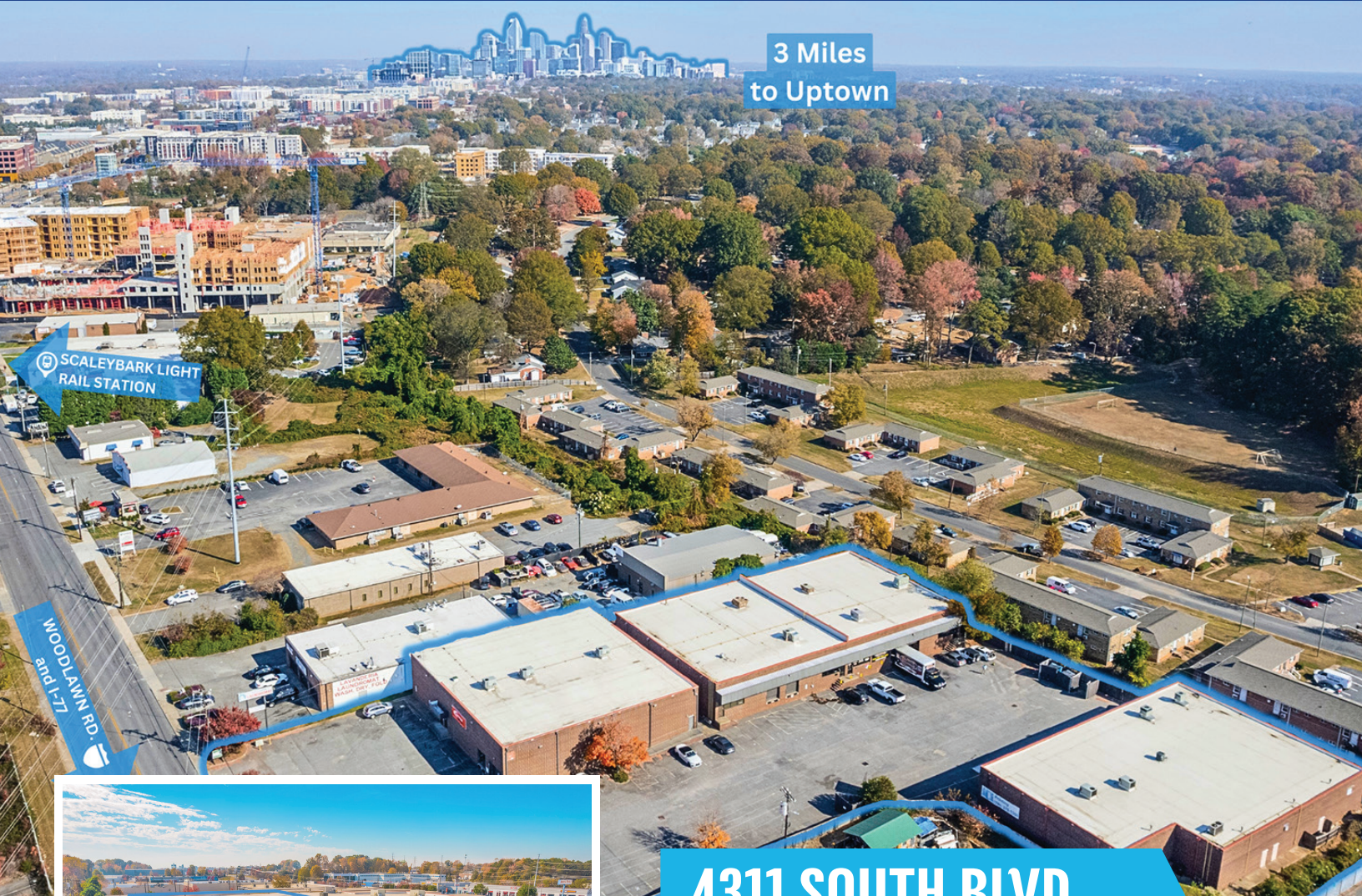




COLONY
COMMERCIAL

WAREHOUSE/RETAIL FOR LEASE IN LOWER SOUTH END



3 Miles
to Uptown

SCALEYBARK LIGHT
RAIL STATION

WODLAWN RD.
and I-77

4311 SOUTH BLVD.

South End is one of the most dynamic live, work, play communities in North Carolina and in the surrounding area there are over 20 breweries, restaurants, coffee shops and entertainment establishments for tenants and employees to enjoy. South Blvd. Business Park features functional warehouse/retail spaces to meet the business needs of companies who value a superb central location.



WILLIAM MAXWELL

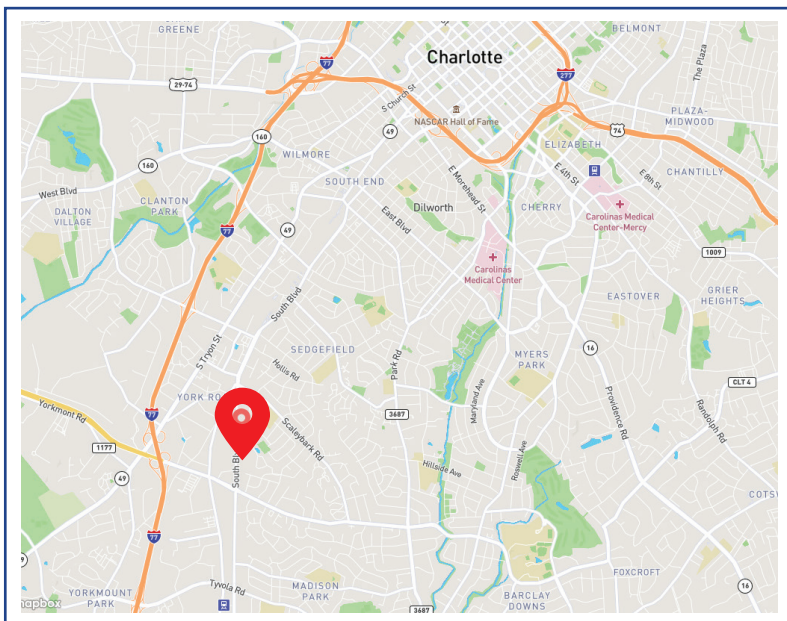
704-575-1130

wmaxwell@colony-commercial.com

Excellent accessibility:

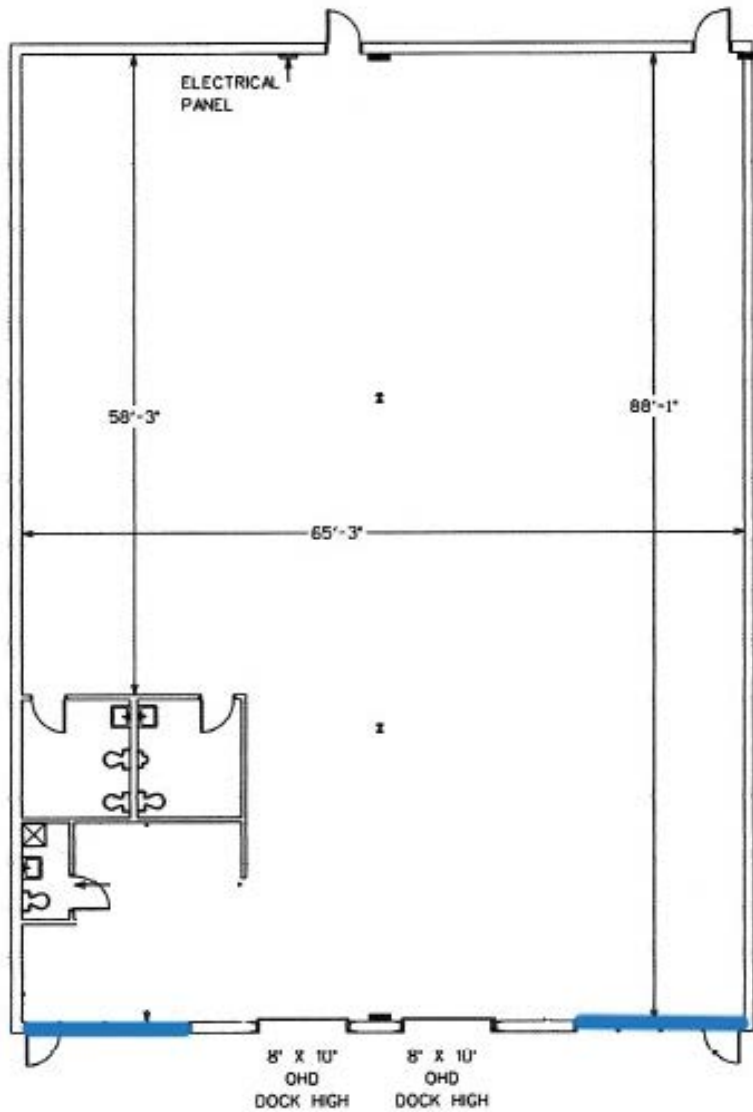
Located between Scaleybark and Woodlawn Rd., South Blvd. Business Park is minutes from downtown, desirable residential neighborhoods and I-77. The property is a quick walk to the light rail station at Scaleybark.

Nearby neighborhoods include Sedgefield, Montford, Dilworth, Myers Park, South Park, Barclay Downs and Madison Park.



NEARBY AMENITIES





4311 SOUTH BLVD
SUITE A
6,006 TOTAL SF

Available Space:

- ★ 4311 South Blvd. Suite A
- ★ ~6,006 SF
- ★ ~570 SF Office
- ★ ~5,436 SF Warehouse
- ★ 2 Dock High Doors
- ★ Ceiling heights 16'





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