

10800 S. COMMERCE BLVD | SUITE A

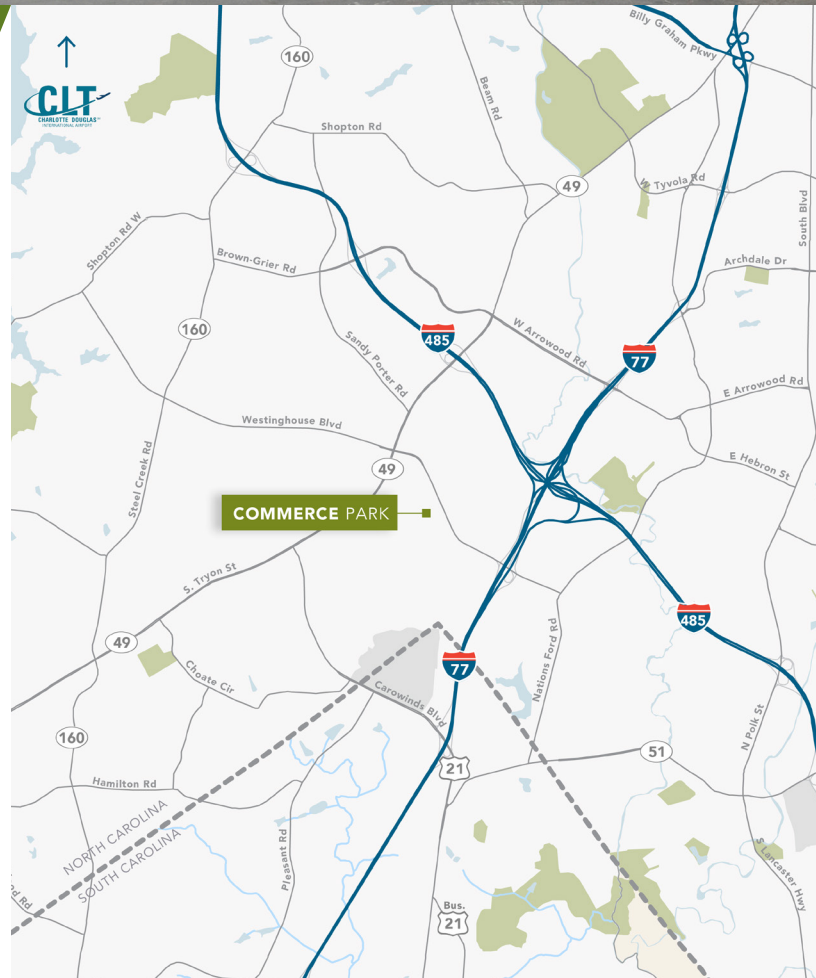
CHARLOTTE, NC 28273

COMMERCE PARK | SOUTHWEST SUBMARKET



+23,040 SF AVAILABLE FOR LEASE

- End cap unit with $\pm 1,800$ SF of office space
- Front load facility
- ML-2 zoning
- Wet sprinkler
- 20' ceiling height
- (2) 8' x 10' dock high doors
- (2) 8' x 10' dock high doors with edge of dock levelers
- (1) 10' x 12' dock high door with edge of dock leveler
- (1) 12' x 13' drive-in door
- Brick on block construction
- Ideal Central Charlotte location:
 - ± 1 mile to I-77
 - ± 2 miles to I-485
 - ± 6.5 miles to Charlotte Douglas Int'l Airport



ALEX HABECKER

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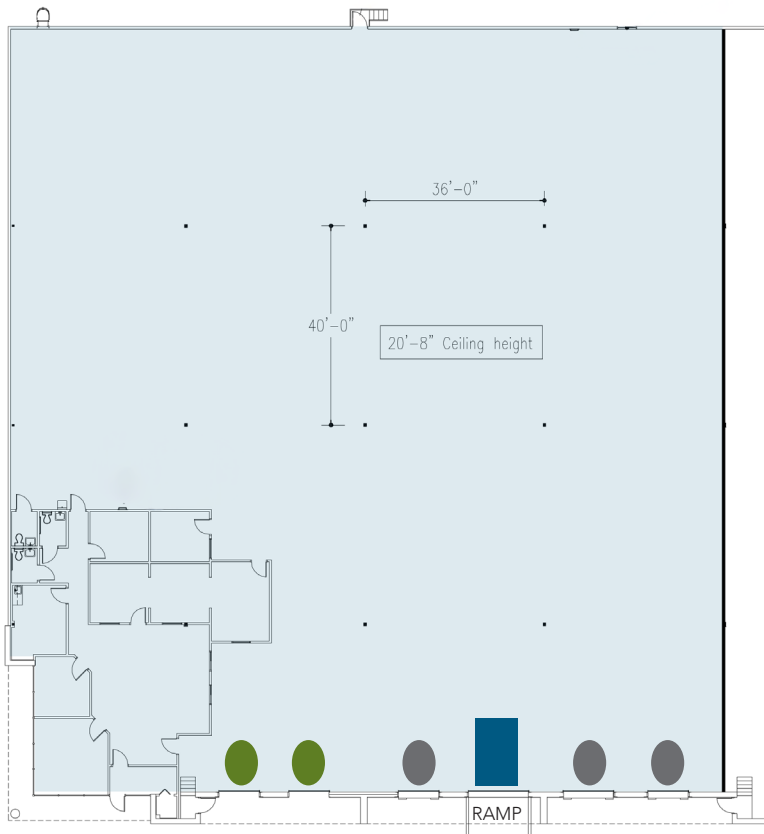
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AERIAL & FLOOR PLAN



-  = Drive-in door
-  = Dock-high door
-  = Dock-high door w/ edge of dock leveler