

COMMERCE PARK

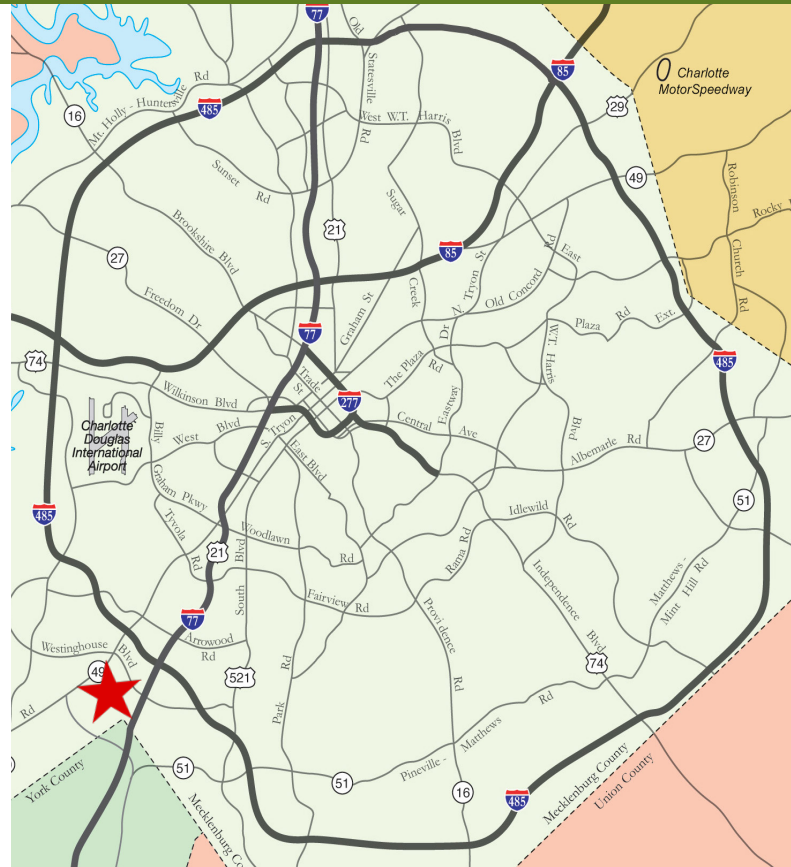
+/-105,764 SF DISTRIBUTION FACILITY | FOR SUBLEASE

10911 GRANITE STREET | CHARLOTTE, NC 28273



FEATURES:

- $\pm 105,764$ SF rail served distribution facility
- $\pm 6,236$ SF office space
- 10,000 amps of 3ph 277/480 V power
- I-2 zoning, $\pm 1/2$ acre storage
- Wet / ESFR Sprinkler System
- 28' ceiling height
- (12) 10'x10' Dock High Doors; (1) 16'x10' Dock High Door; (1) 14'x14' Drive In Door; (4) 10'x10' Rail Doors (1) 18'x10' Rail Door
- Located in Commerce Park, a master-planned institution quality park in Southwest Charlotte
 - ± 0.2 miles to I-77
 - ± 1.0 mile to I-485
 - ± 11 miles to CBD
 - ± 11 miles to Charlotte International Airport
 - ± 12 miles to I-85



FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

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All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

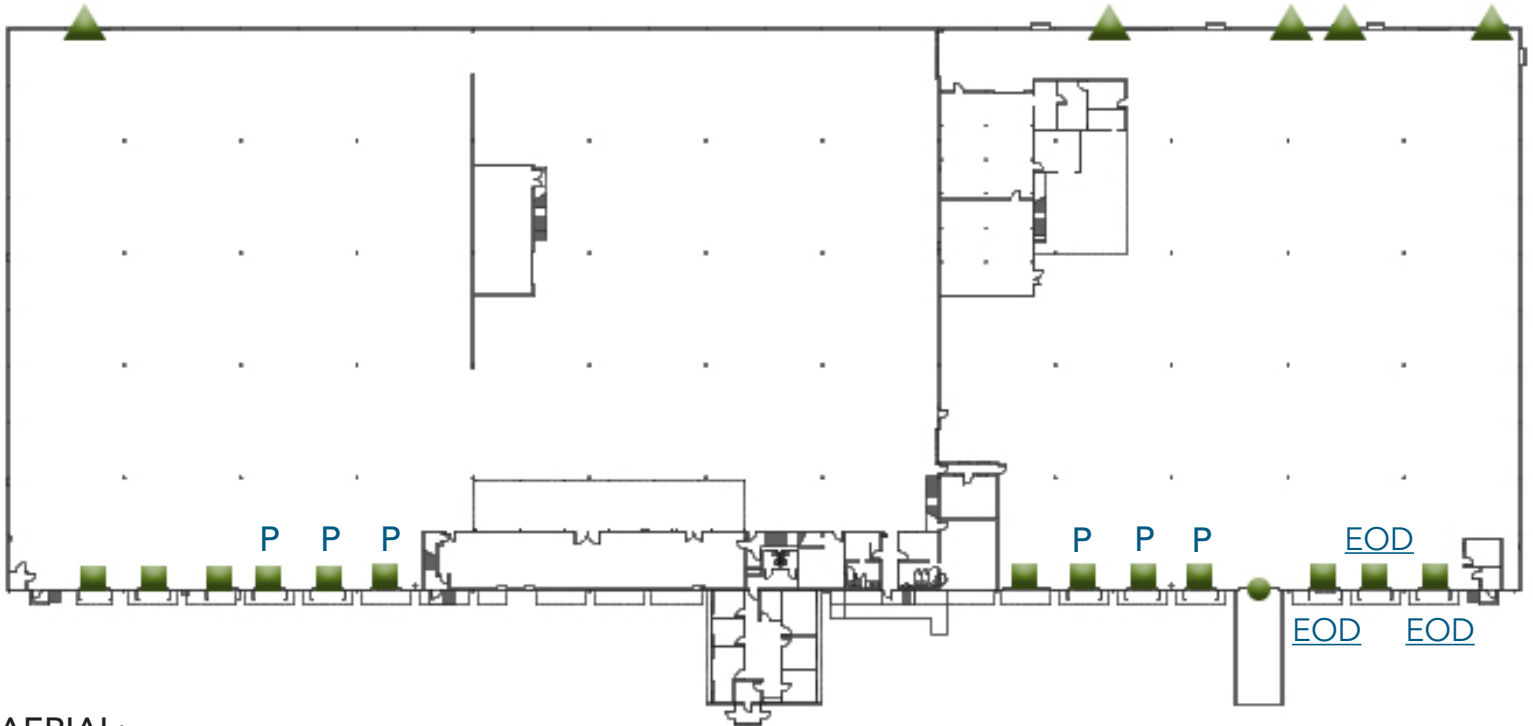
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BUILDING PLAN:

 RAIL DOOR  PIT LEVELERS
 EDGE OF DOCK LEVELER  DRIVE-IN DOOR  DOCK HIGH DOORS



AERIAL:



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