

## WAREHOUSE FOR SUBLEASE

# 2901 STEWART CREEK BLVD

Charlotte, NC 28216



### PROPERTY DESCRIPTION

Rare short-term sublease opportunity ideal for storage users seeking secure, functional space. The property features 28' clear height, two dock-high doors, and 10 oversized truck parking spaces within a gated, secure entrance.

The space is completely separate, offering privacy and ease of operations.

This offering is strictly storage use only with no office or restroom, making it a cost-effective solution for overflow inventory, equipment or logistics staging.

Conveniently located with easy access to the major transportation corridors of I-77 and I-85.

### OFFERING SUMMARY

Lease Rate:	\$6.00 / SF
Available SF:	+/- 28,600 SF
Zoning:	ML-2
Ceiling Height:	28' Clear
Dock-High Doors:	2
Fenced:	Yes
Sublease expiration:	May 31, 2027

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated

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