



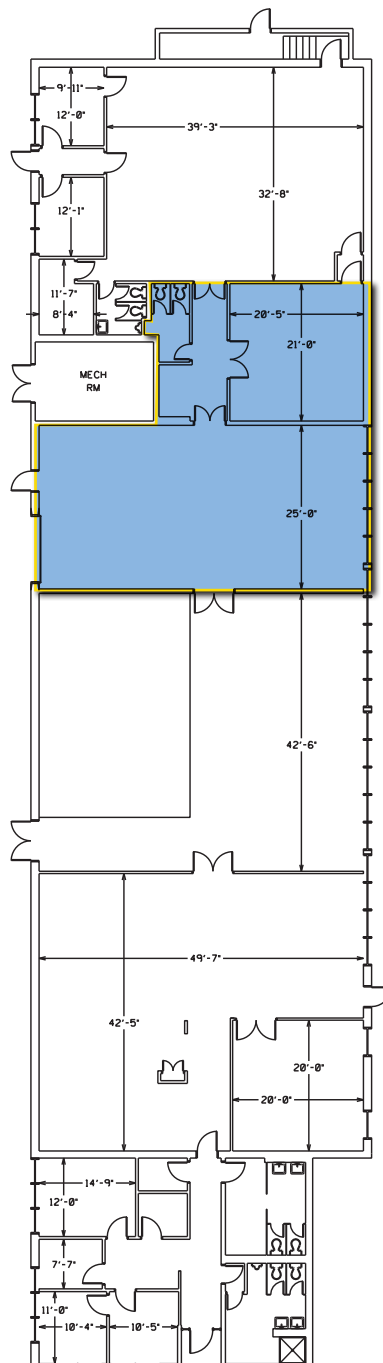
SMALL INDUSTRIAL | **FOR LEASE**

2300 OLD STEELE CREEK ROAD | CHARLOTTE

2,045± SF Conditioned warehouse space with 1 dock door available near the intersection of Wilkinson Boulevard and Old Steele Creek Road.

BRYAN BUTLER
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PROPERTY INFORMATION

SF*

2,045 SF

Conditioned warehouse/work area

PID

11710304

ZONED

I-2

FEATURES

- Includes 1 dock door & 1 restroom
- Up to 2 surface parking spaces
- Located across from Carolina Golf and Country Club, near the intersection of Wilkinson Blvd. and Old Steele Creek Rd.
- Less than five miles from I-77, I-85, Center City Charlotte and Charlotte Douglas International Airport

LEASE RATE

\$2,400/Month - base rent

\$350/Month toward taxes, insurance & utilities

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COMMERCIAL REAL ESTATE

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.