

Steel Yard

3015 WILKINSON BLVD, CHARLOTTE, NC

karen
saks

3013B

Available for Sublease

+/- 9,890 SF Flex Space on Wilkinson Blvd

Property Highlights



Flex space available for sublease in Charlotte off Wilkinson Blvd. Built in 2023 with retail, showroom, and warehouse availability. Each suite is equipped with automatic dock high and drive in doors. With up to +/- 9,890 SF available for sublease, this is an excellent opportunity with excellent visibility (42,500 VPD) near I-77.

Address	3015 Wilkinson Blvd, Charlotte, NC 28208
Availability	Flex Space Available for Sublease
Square Footage	+/- 9,890 SF
Use	Retail, Showroom, Warehouse
Parcel ID	11701118
Parking	Abundant
Access	Excellent access off Wilkinson Blvd.
Doors	1 Dock High Door (Automatic) (8'x10') 1 Drive-In Door (Automatic) (10'x14')
Clear Height	Warehouse Clear Height Under Beam 23'6"
Sprinklers	Yes
A/C	Fully Conditioned
Built	2023
Zoning	I-2
Traffic Counts	Wilkinson Blvd - 42,500 VPD
Pricing	Call to Inquire

Demographics



8,680 Population - 1 mile
88,857 Population - 3 mile



\$47,931 Average Household Income - 1 mile
\$91,184 Average Household Income - 3 mile



3,444 Households - 1 mile
40,753 Households - 3 miles



4,820 Employees - 1 mile
118,950 Employees - 3 mile



Architectural/Building Features



Painted-Brick Veneer



Retail Storefront/Showroom Appearance



Abundant Natural Light into Offices



Each Suite has a Dock High Door (8' x 10') and Drive-In Door (10' x 14')

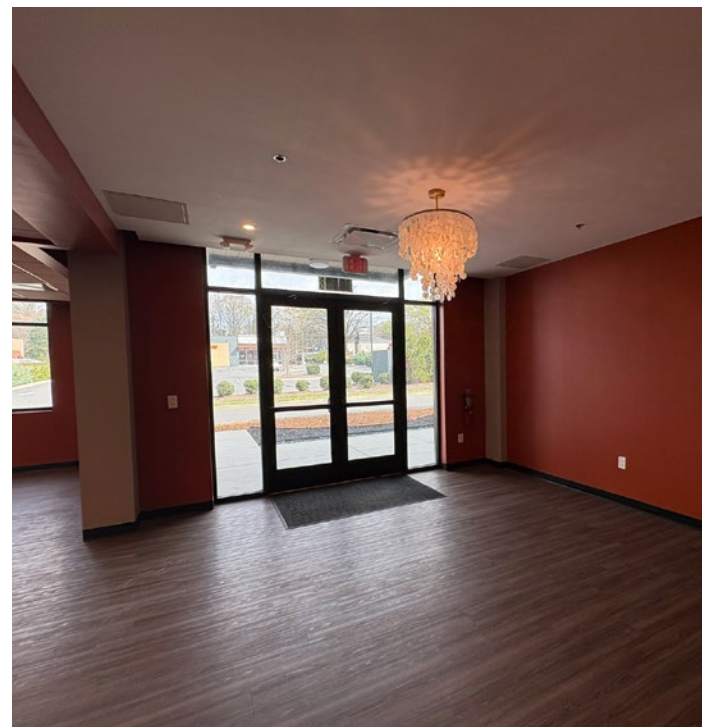
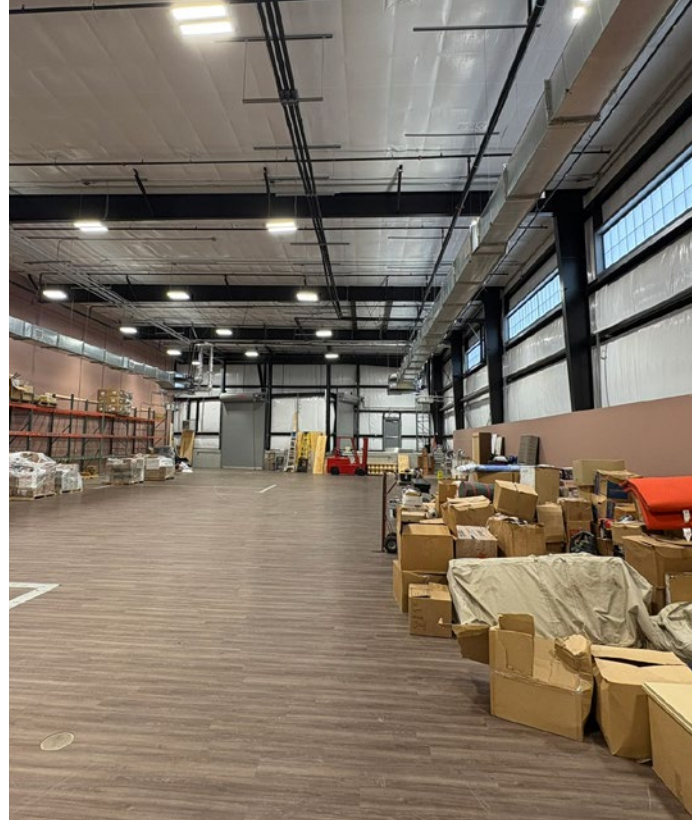


Warehouse Clear Height Under Beam - 23'6"



Office Restrooms/WH Restroom(s)

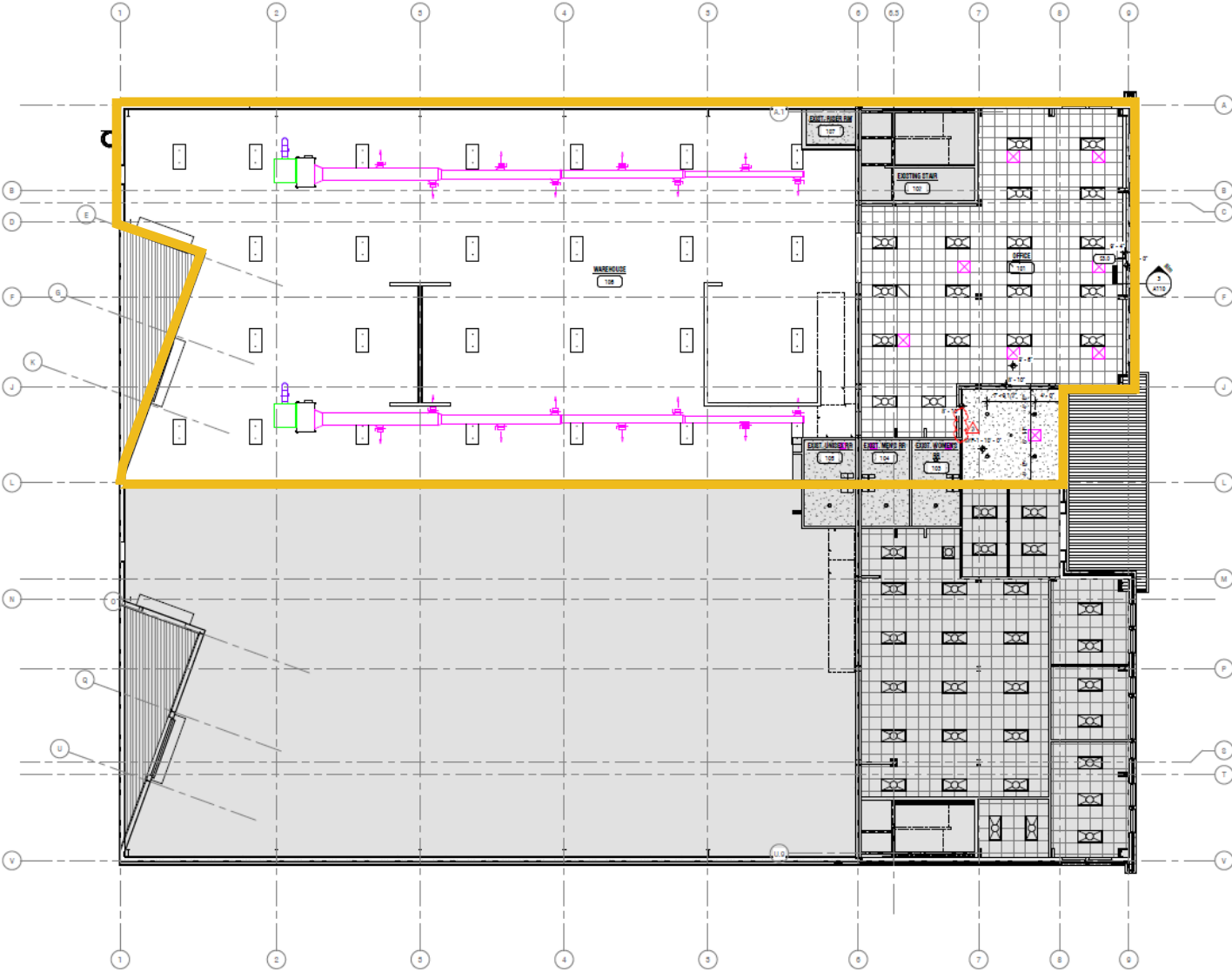
+/- 9,890 SF Flex Space



Property Photos

Floor Plan

Ground Floor
+/- 9,890 SF





Points of Interest	
2 Miles	I-77
2.5 Miles	I-85
3 Miles	Uptown
3.5 Miles	Charlotte Douglas Int'l Airport
12 Miles	Carowinds



Site and Market Overview

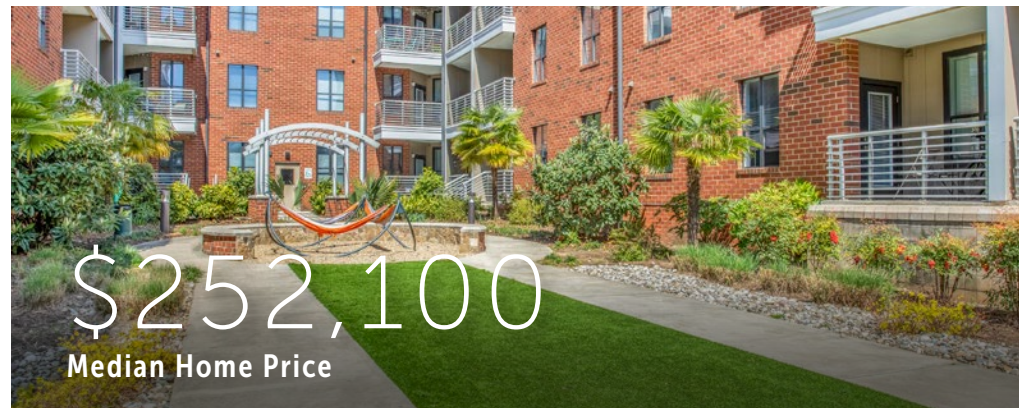
Charlotte, NC



Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



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PROPERTIES