

# For Sublease

11922 General Drive,  
Charlotte, NC 28273

An aerial photograph of an industrial park. A large, dark-roofed warehouse-like building is the central focus. To its left is a smaller, white-roofed building. A red dashed line outlines a section of the parking lot and the side of the large building. A white arrow points from a text box to this outlined area. The surrounding area includes other industrial buildings, parking lots, and green spaces.

IOS Yard Available for  
Seperate Sublease

**Justin Smith**

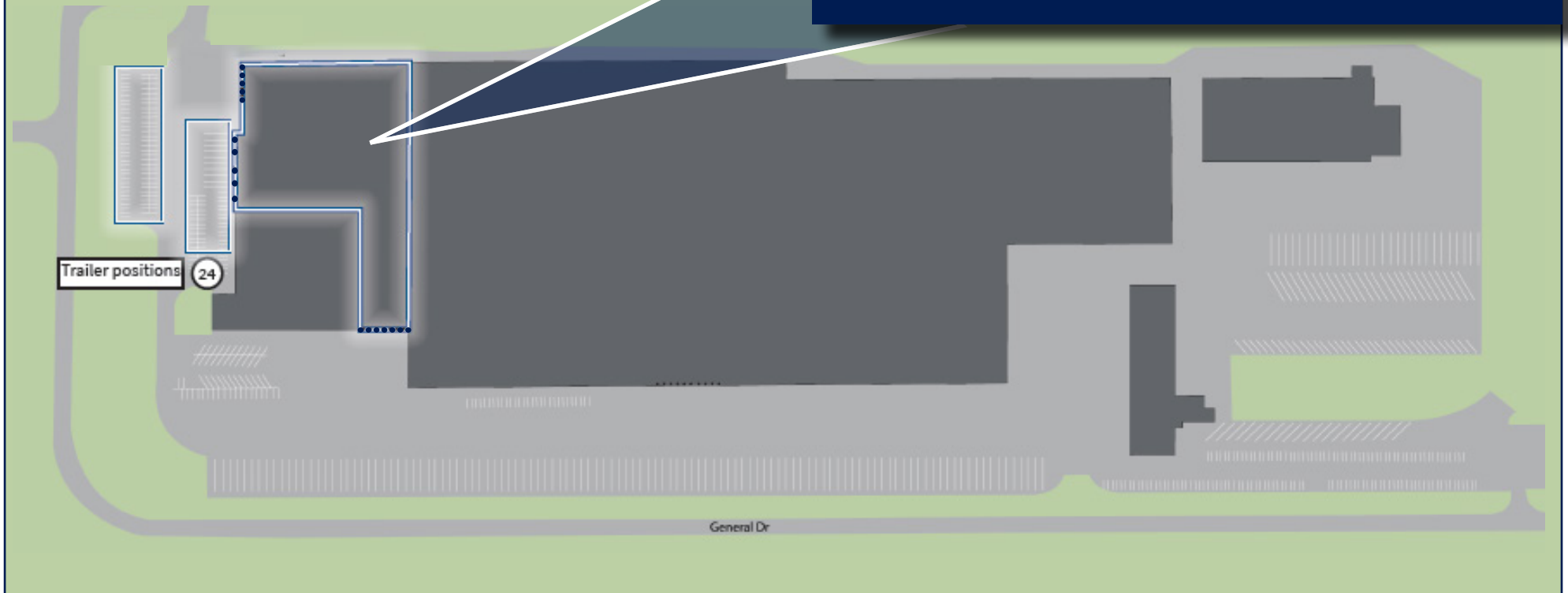
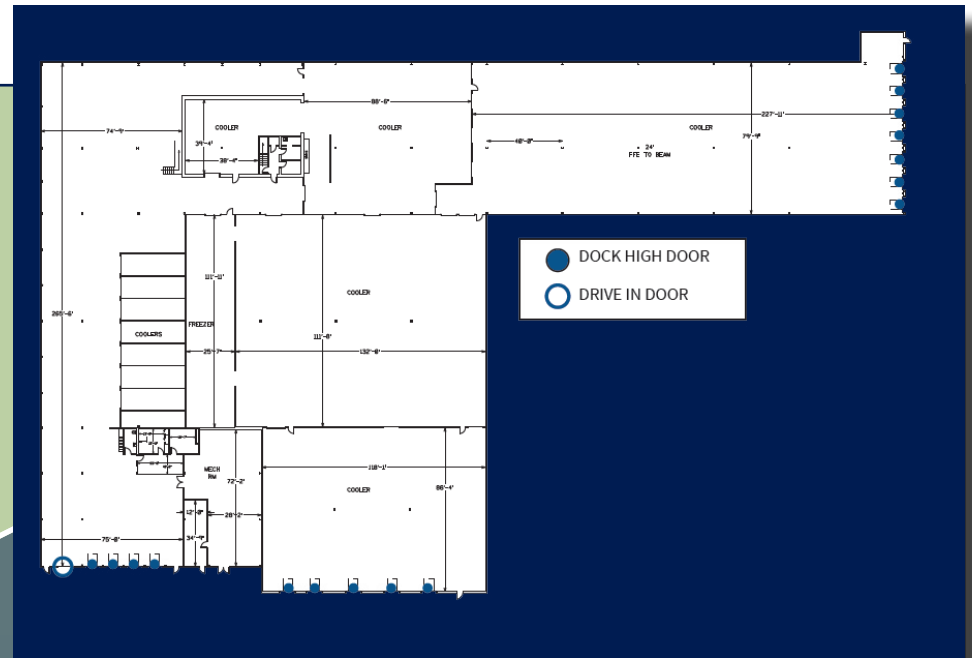
Senior Vice President  
+1 704 517 9985  
[justin.smith@colliers.com](mailto:justin.smith@colliers.com)

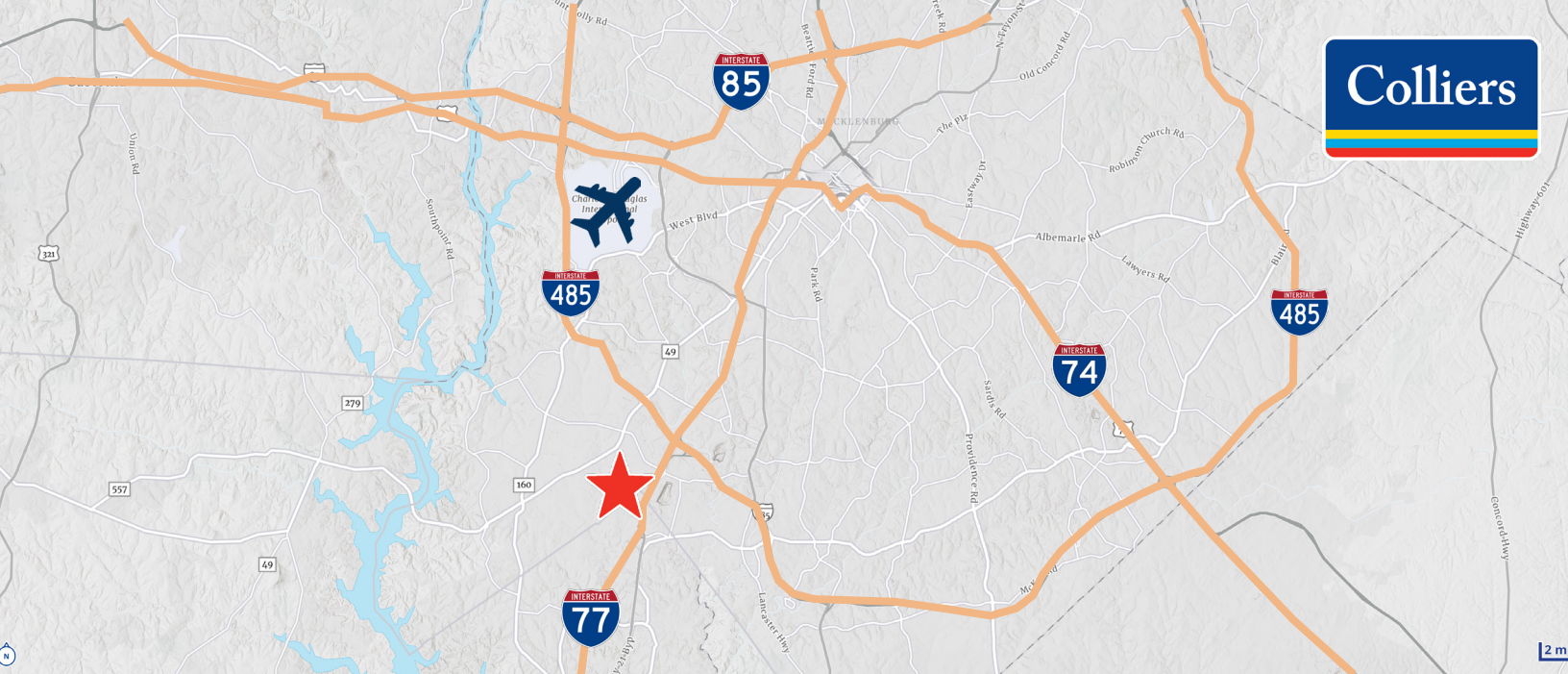
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Accelerating success.

# Site Plan

Suite A | 18,000 - 82,655 SF





## Building Specs

- **Size:** 18,000 - 82,655 SF
- **Office Size:** ± 3,875 SF
- **Clear Height:** 24'7"
- **Sprinkler:** Wet
- (16) Dock High Doors
- (1) Drive-In
- **Lighting:** T-5 with motion
- **Zoning:** ML-2
- **Auto Parking:** 88 positions
- **Trailer Parking:** 24 positions (additional 30 positions available for lease within park)
- Fully Fenced Trailor Storage - ***Separate Sublease Available***
- Within 25 minutes of Charlotte
- Within 10 minutes of South Carolina Border
- Within 30 minutes of Charlotte Douglas International Airport
- 5 minutes from I-77 accessed
- Located in a rapidly growing industrial area



1.0 Miles



1.7 Miles



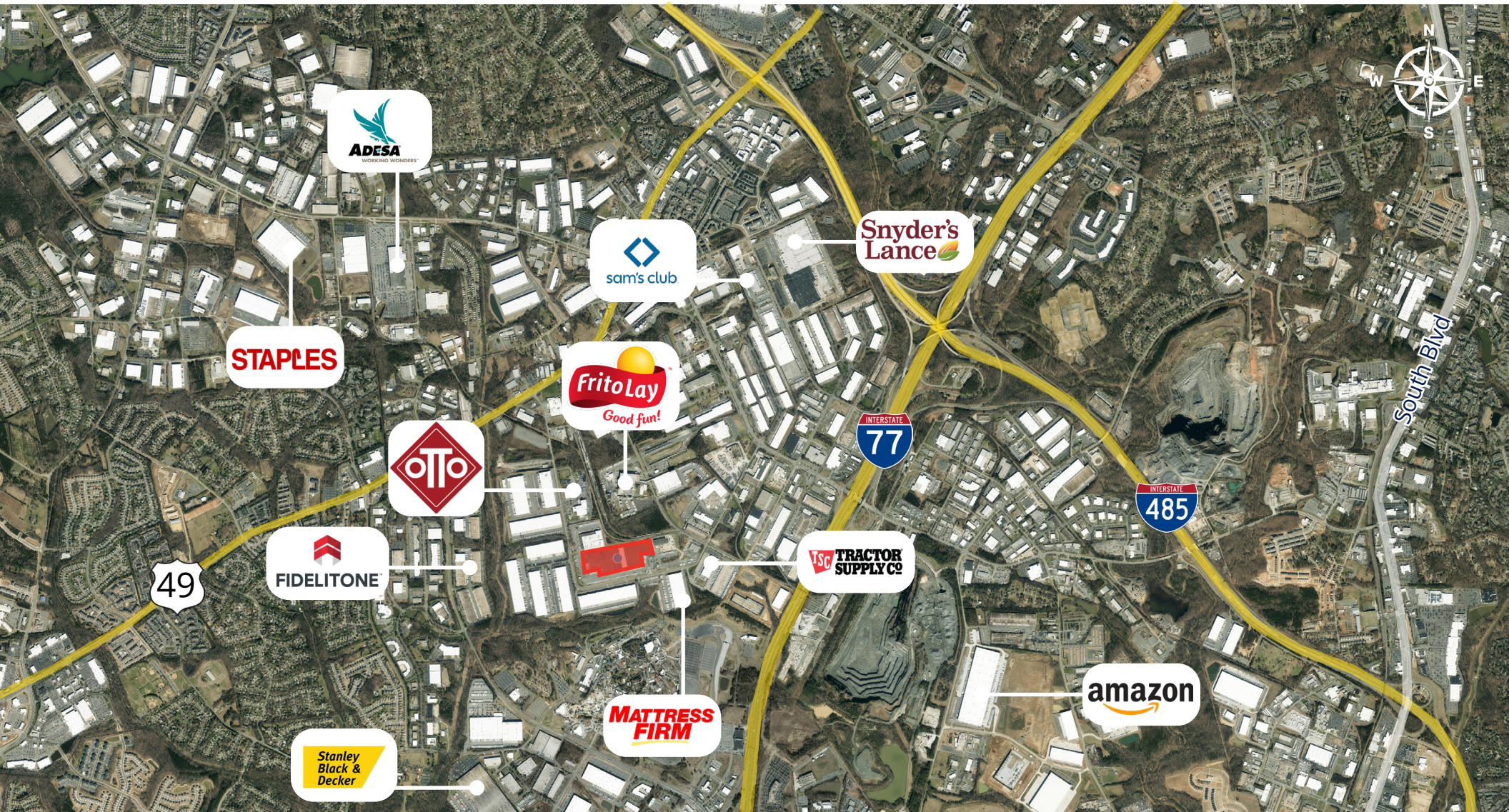
11.9 Miles



12.7 Miles



# Location Map



## Contact us:

**Justin Smith**

Senior Vice President

+1 704 517 9985

[justin.smith@colliers.com](mailto:justin.smith@colliers.com)

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