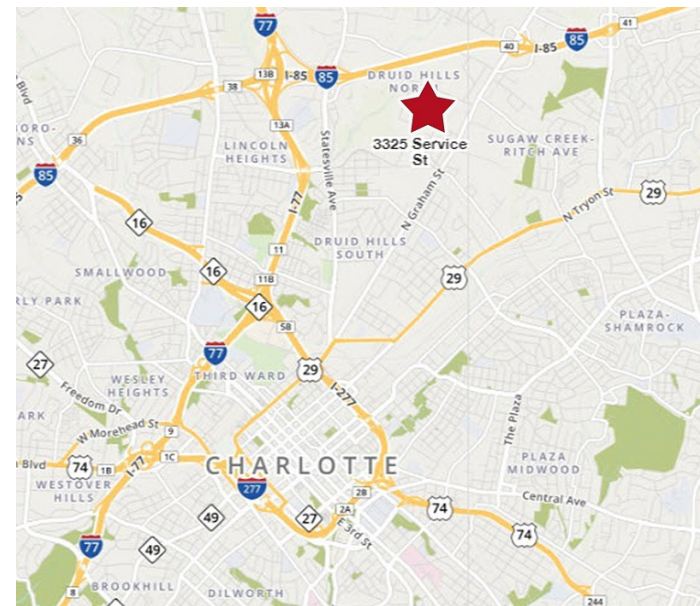


3325 Service Street  
Charlotte, NC 28206

FOR SUBLEASE  
Warehouse/Office



- Move in ready
- Newly renovated
- Central Charlotte location
- 15,445 SF available
- 5,726 SF is built out office
- Sublease term through 2/28/2023
- Single tenant building
- Monthly base rent: \$8,948.45
- Monthly TICAM: \$785.12
- Located in Atando Business Park



Brian Smith, CCIM, MBA • 704.910.9518  
brian@regentcre.com • www.regentcre.com



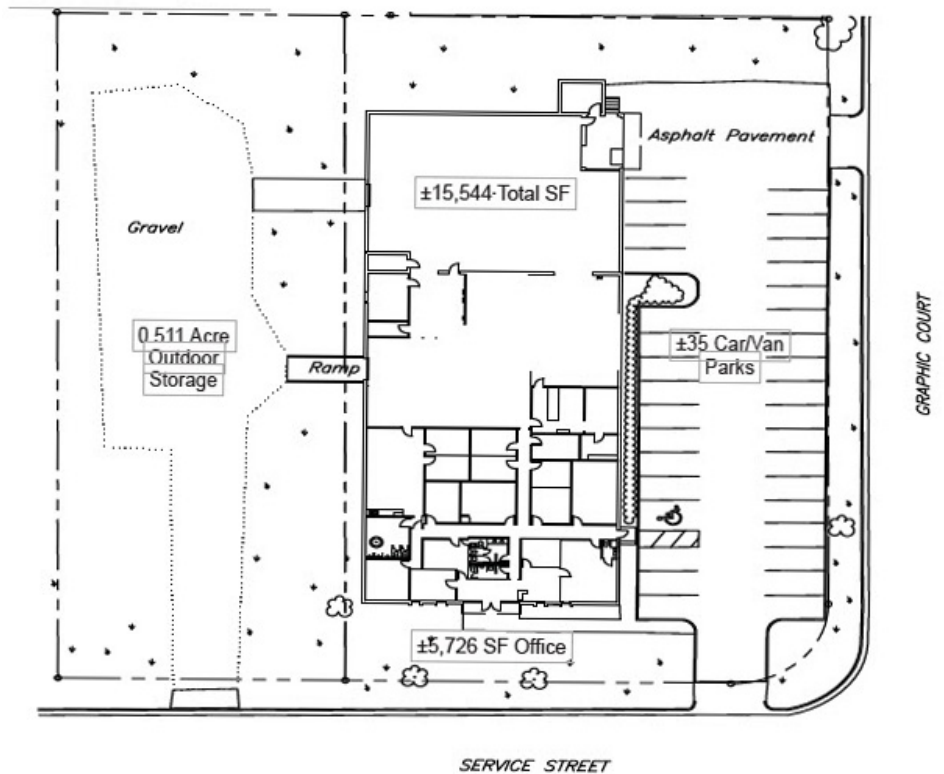
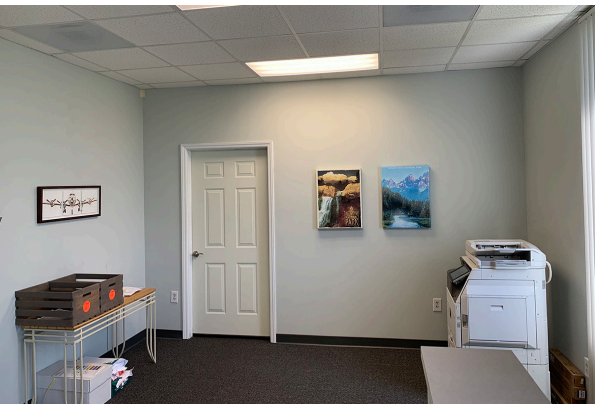


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FOR SUBLEASE  
Warehouse/Office



Renovated offices with new paint & carpet



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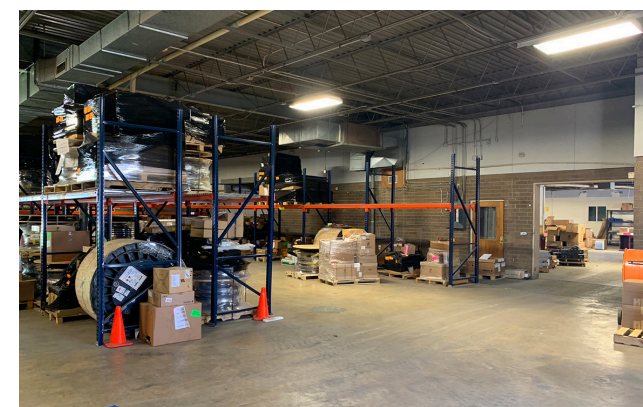
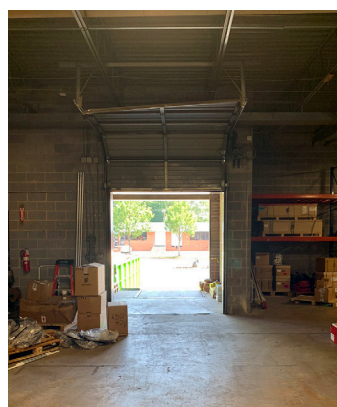


3325 Service Street  
Charlotte, NC 28206

FOR SUBLEASE  
Warehouse/Office



- Graveled & fenced yard
- HVAC in warehouse
- 2 (8'x9') dock high doors
- 1 (8'x8') drive-in door
- 10'-13'9": clear height
- Ample vehicle parking
- Solid brick exterior



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