

# BRYTON COMMERCE CENTER

12910 Hambright Rd | Bldg F | Huntersville, NC

± 25,025 - 100,614 SF AVAILABLE FOR SUBLEASE





# PROPERTY FEATURES



Remaining Term:	Through 06/30/2031
Space Available:	25,025 - 100,614 SF
Office Area:	2,941 SF
Clear Height:	32'
Loading:	Rear Loading
Dock Highs:	22
Drive-Ins:	2
Bay Size:	60'
Building Depth:	120'
Parking:	75
Sprinkler:	ESFR



**Knockouts Available**



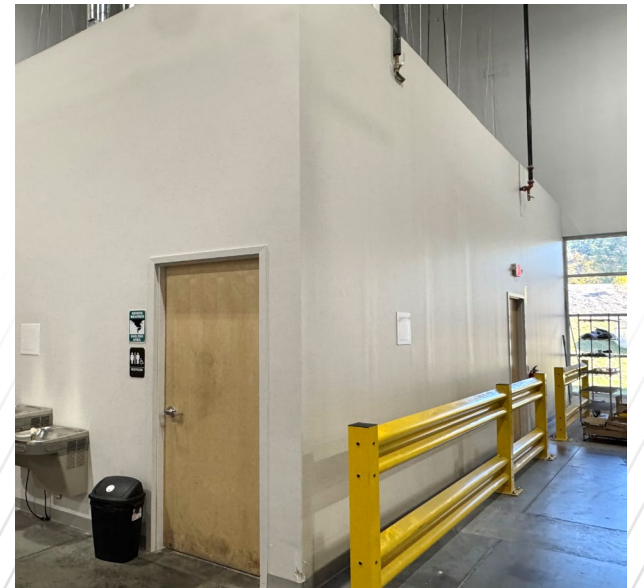
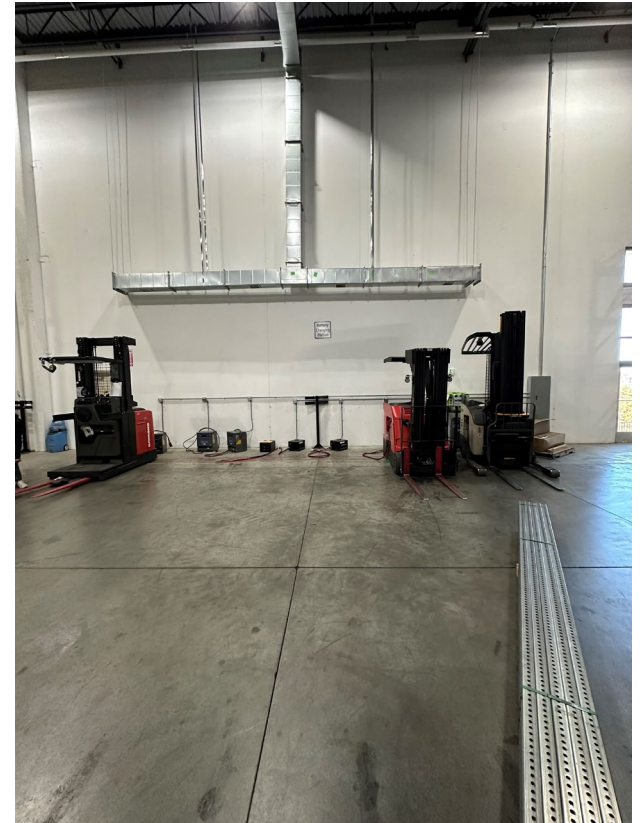
**Racking Available**  
(negotiable with subtenant)



# FLOORPLAN











## CONTACT

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## MEET GRIMCO

Grimco, Inc. is a 150-year-old wholesale sign supply distributor founded in 1875 and headquartered St. Louis, Missouri, that has evolved from manufacturing stamps and badges to becoming a leading distributor in the sign and graphics industry. Grimco operates over 65-70 locations across the United States, Canada, and the U.K., with over 1,000 worldwide employees.

Grimco currently leases over 2 million square feet of distribution space in the US ranging from 5,000 to 150,000 square feet. With its extensive network of locations, Grimco has built strong, dependable relationships with its landlords. The Company consistently fulfills its lease obligations and has maintained a perfect record of rental payments. This track record reflects Grimco's commitment to financial responsibility and operational excellence.

Grimco is willing to provide financial statements to confirm our financial strength for serious offers with a signed NDA.



### MIKE LINDEMAN

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