

MANUFACTURING FACILITY

FOR LEASE | HEAVY POWER | $\pm 143,500$ SF ON ± 7.27 AC



11707 STEELE CREEK RD | CHARLOTTE, NC 28273

LESTER E. OSBORN, CCIM, SIOR
O: 704.375.1131 | C: 704.519.6846
losborn@piedmontproperties.com

A. SCOTT HENSLEY, CCIM, SIOR
O: 704.375.1164 | C: 704.904.4796
shensley@piedmontproperties.com

PROPERTY HIGHLIGHTS

11707 STEELE CREEK RD | CHARLOTTE, NC 28273



BUILDING SIZE

±143,500 SF total
Renovated in 2009



ROOF

New TPO in 2019



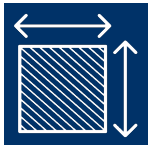
OFFICE SIZE

±12,800 SF



LOADING

9 dock high door
3 drive in doors



LOT SIZE

±7.27 acres - over 1.5
acres outdoor storage



COLUMN SPACING

49x40



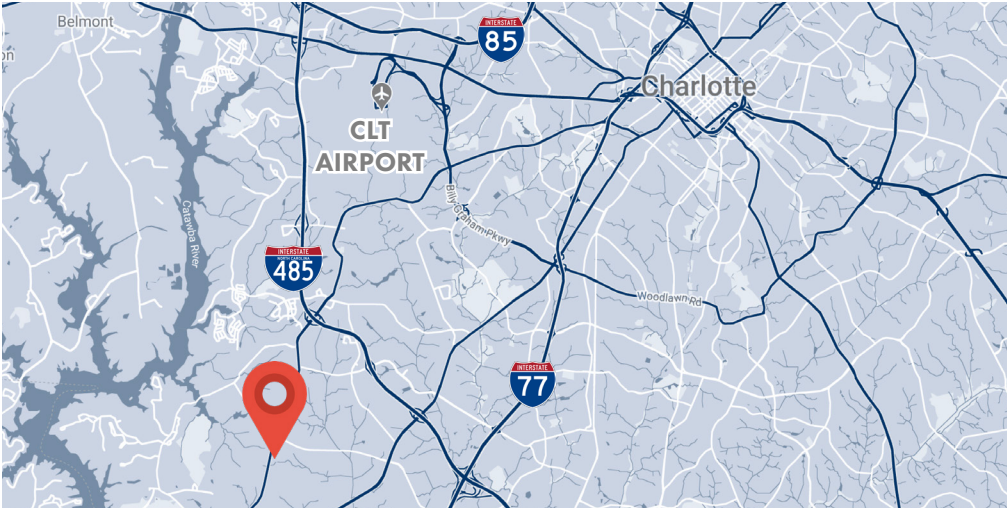
HEAVY POWER

2 x 1,200 KVA pad mounted transformers
2 x 4000 Amp switchgear panels



PROPERTY DETAILS

11707 STEELE CREEK RD | CHARLOTTE, NC 28273



CALL FOR PRICING

AVAILABLE NOVEMBER 1, 2025

BUILDING	±143,500 SF total with ±12,800 SF office
ACREAGE	±7.27 acres with ±1.5 ac of outdoor storage
ZONING	Zoned ML-1 & ML-2
YEAR BUILT	1980, renovated in 2009
CONSTRUCTION	Metal and masonry
CEILING HEIGHT	19'7" - 22'6"
LOADING	5 dock high (8'x10') - one with ramp 3 dock high (8'x8') 1 dock high (20'x14') 1 drive-in (14'x16') 1 drive-in (10'x14') 1 drive-in (16'x10')
COLUMN SPACING	49 x 40
ROOF	New TPO 2019
SPRINKLER	Wet and dry system
HVAC	Office areas only
HEAVY POWER	2 x 1,200 KVA pad mounted transformers 2 x 4000 Amp switchgear panels
LIGHTING	New RAB LED Lights 150W H17-002 fixtures in warehouse
RAIL POTENTIAL	Norfolk Southern

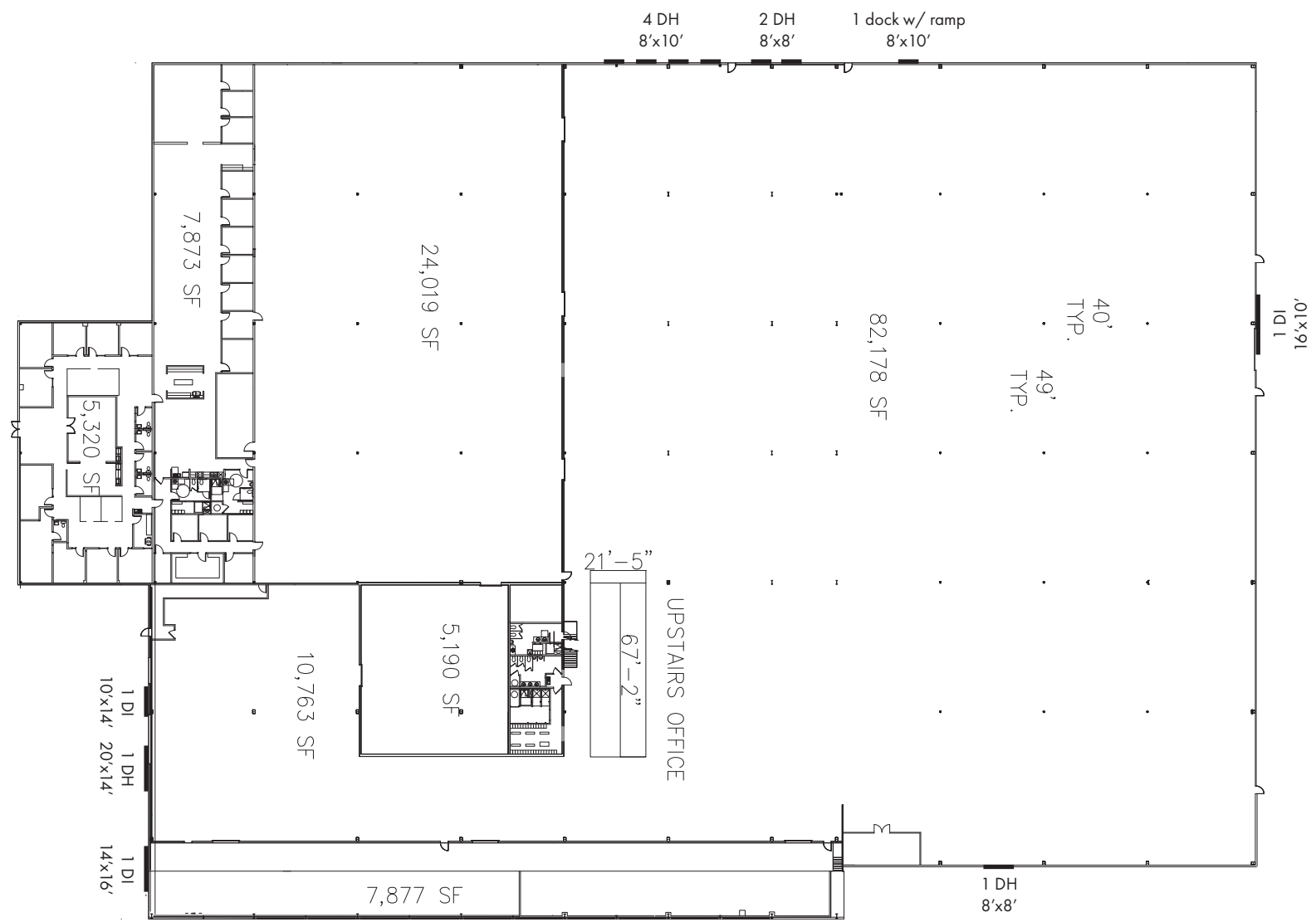
INTERIOR PHOTOS

11707 STEELE CREEK RD | CHARLOTTE, NC 28273



FLOOR PLAN

11707 STEELE CREEK RD | CHARLOTTE, NC 28273



AERIAL

11707 STEELE CREEK RD | CHARLOTTE, NC 28273

