

# 521

EAGLETON  
DOWNS DR.  

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CHARLOTTE

WESTINGHOUSE  
SUBMARKET

Suite B - 4,660 SF FOR SUBLEASE

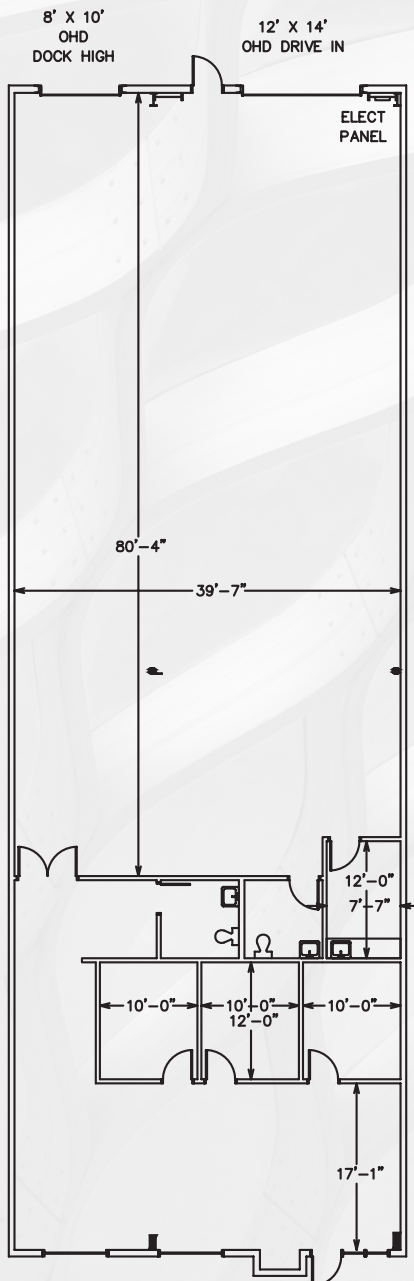
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## BUILDING FEATURES

<b>TOTAL SIZE</b>	±28,832 SF
<b>CONSTRUCTION</b>	MASONRY
<b>YEAR BUILT</b>	2002
<b>ZONING</b>	G-I
<b>CLEAR HEIGHT</b>	24'
<b>UTILITIES</b>	POWER-DUKE ENERGY WATER/SEWER-CITY GAS-PNG



## AVAILABLE SPACE FEATURES

<b>TOTAL AVAILABLE</b>	±4,660 SF
<b>OFFICE SIZE</b>	±1,611 SF
<b>DRIVE-IN DOORS</b>	1 - 12' X 14'
<b>DOCK DOORS</b>	1 - 8' X 10'
<b>LEASE EXP.</b>	5/31/2027

## DRIVE DISTANCE

<b>LESS THAN</b>	2 MILES TO I-77
<b>LESS THAN</b>	3 MILES TO I-185

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