

2545 HWY 70 SUITES M-P  
CLAYTON, NC 2752

# FOR SUBLEASE

- ▶ Built in 2023
- ▶ 8,916 SF
- ▶ 1,073 SF Office
- ▶ Open Office Concept
- ▶ 3 Private Offices
- ▶ 1 Conference Room
- ▶ 2 Bathrooms
- ▶ 18' Clear
- ▶ 4 Dock Doors (9' x 10')
- ▶ 1 Drive in Door (10' x 12')
- ▶ Wet Sprinkler System



## Move- In Ready Industrial Flex Space with High Visibility Off I-40

**MATT GONNERMAN, CCIM**

704.796.4885

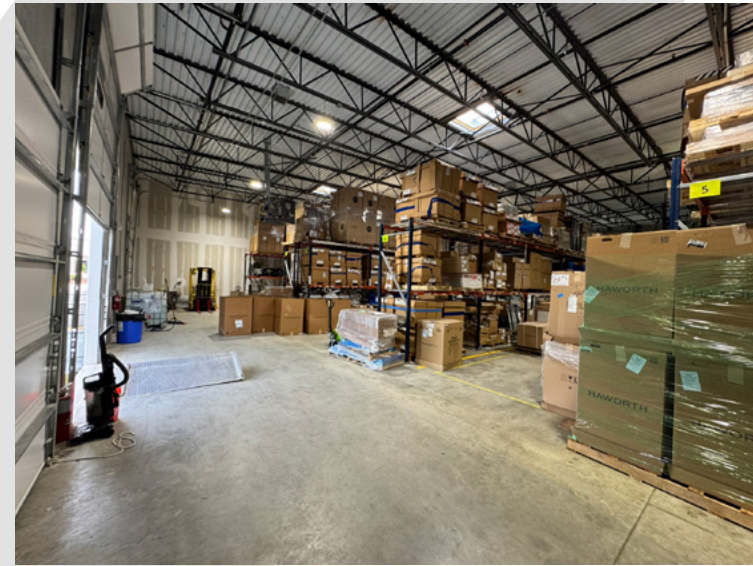
[matt@vervcre.com](mailto:matt@vervcre.com)

[vervcre.com](http://vervcre.com)



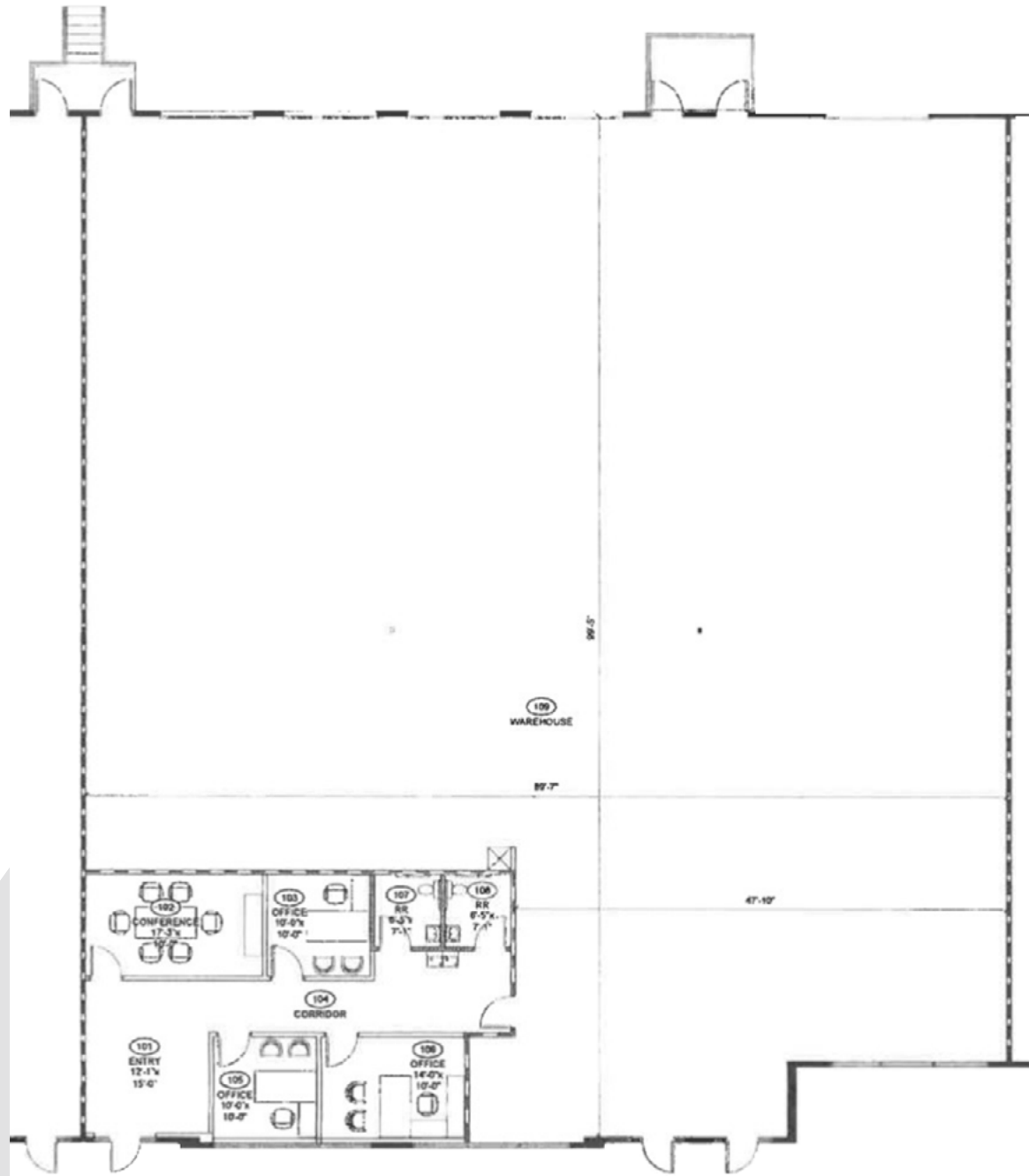
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COMMERCIAL REAL ESTATE

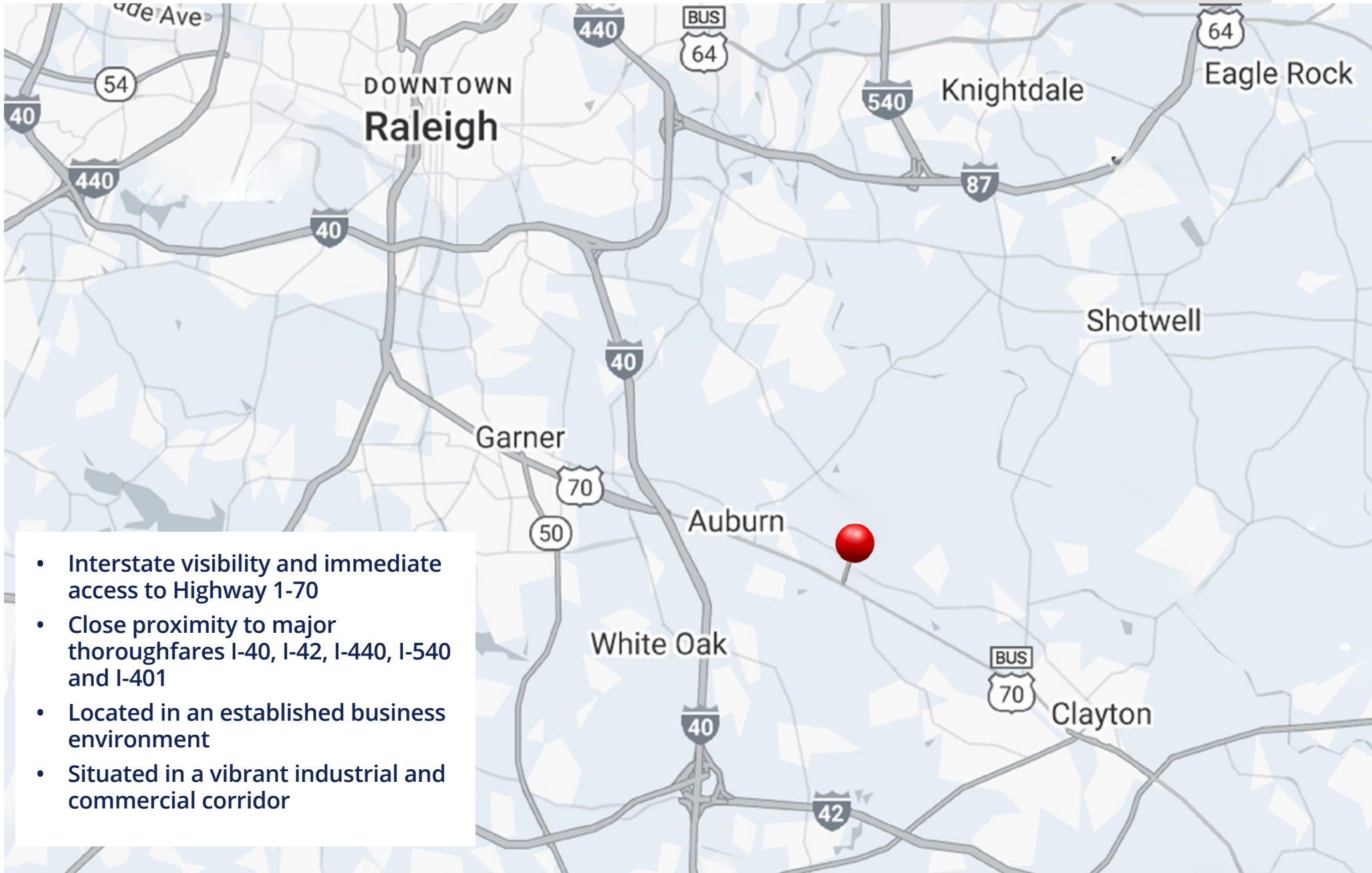


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# FLOORPLAN



## LOCATION OVERVIEW



- Interstate visibility and immediate access to Highway 1-70
- Close proximity to major thoroughfares I-40, I-42, I-440, I-540 and I-401
- Located in an established business environment
- Situated in a vibrant industrial and commercial corridor