

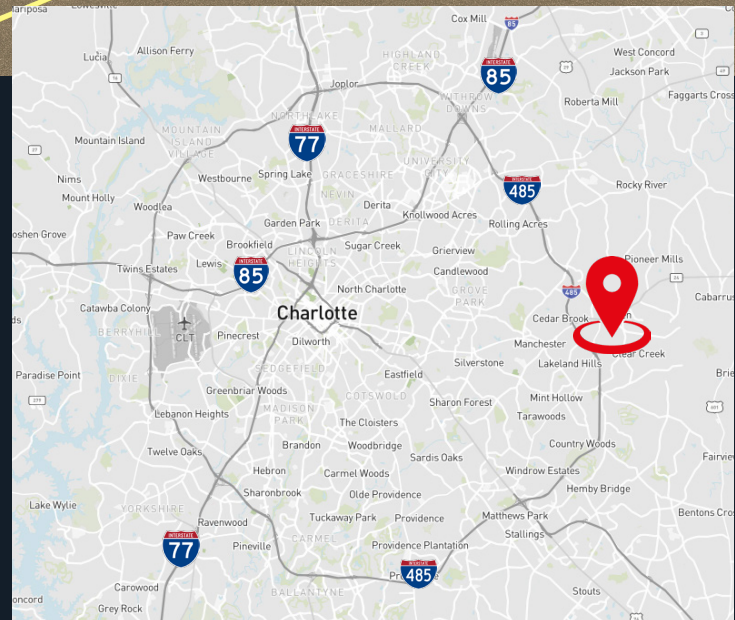
# CLEAR CREEK

TRADE CENTER



# For Lease

Allen Station Dr | Mint Hill, NC  
± 11,024 - 55,467 s.f.  
Delivering Q2 2026



Brad Cherry, CCIM, SIOR  
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# Property Overview & Specifications



Available  $\pm$  11,024 - 55,467 SF

Office SF  $\pm$  1,400 SF

Clear Height 24'

Dock High Doors 8

Drive in Doors 2

Building Depth 106'

Column Spacing 53' x 52'

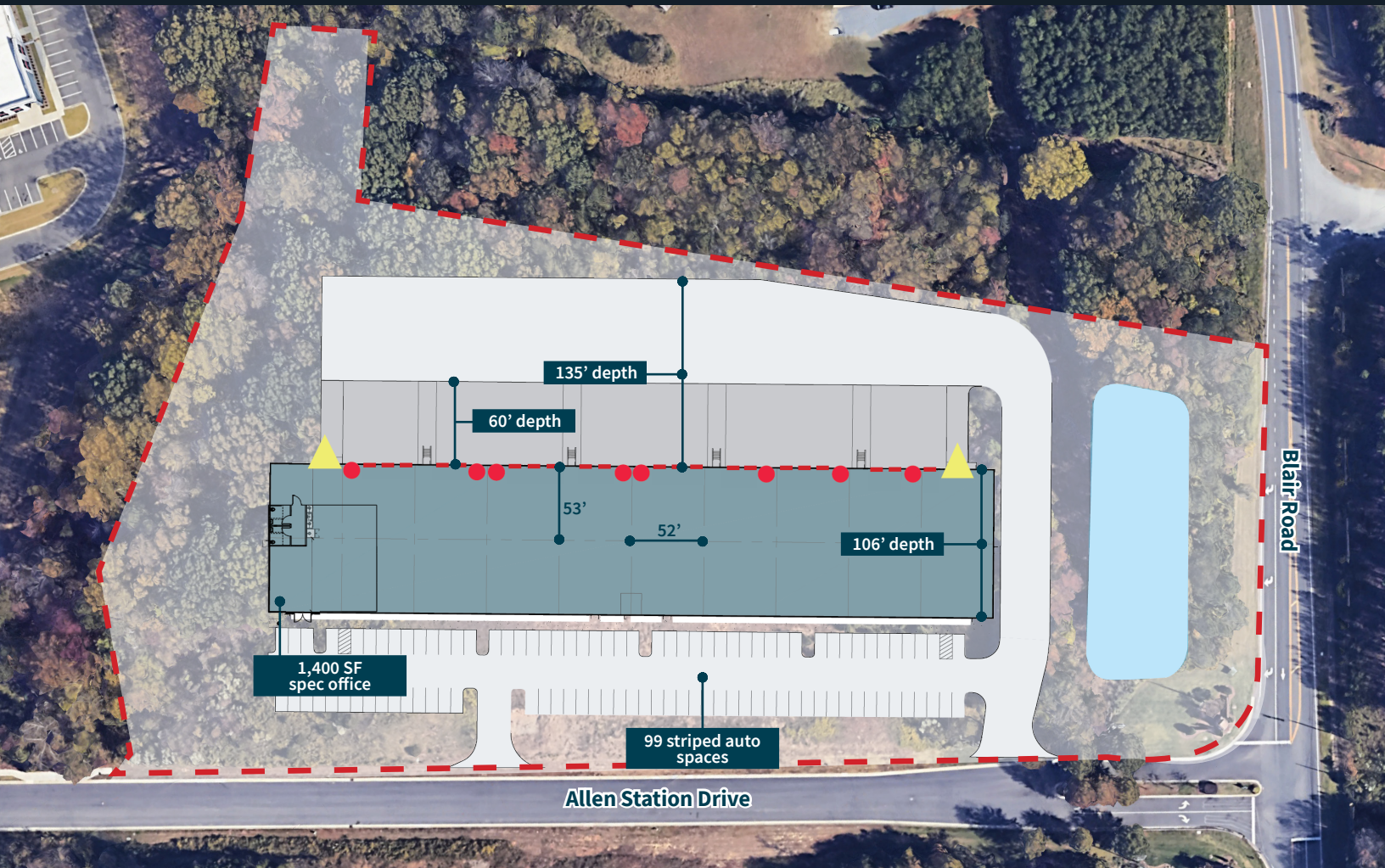
Bay Size 5,512 SF

Sprinkler System ESFR

Auto parking 99 positions

Truck Court Depth 135'

Dock high door ● Drive-in door ▲ Knock-outs —



# Interstate Access

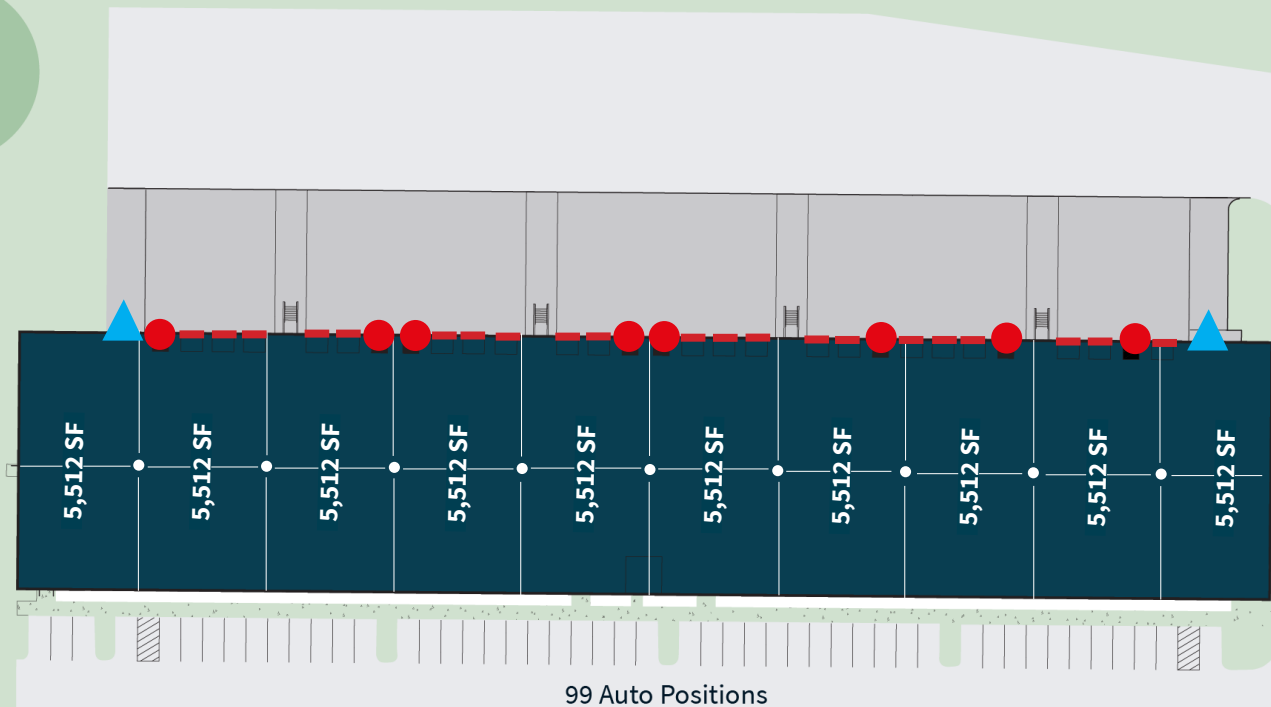


# Site Plan



**CLEAR CREEK**  
TRADE CENTER

- dock high door
- ▲ drive-in door
- knock-out



**Allen Station Dr**

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