



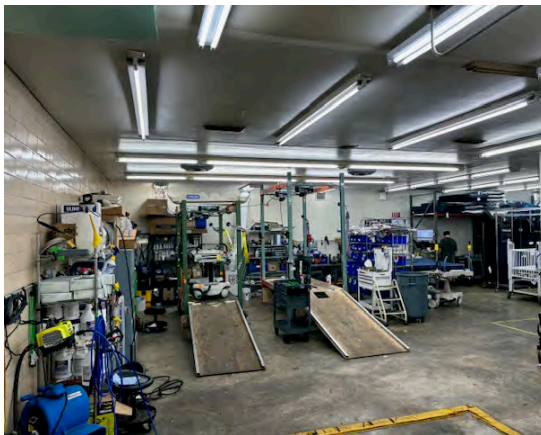
**INDUSTRIAL / FLEX SPACE | FOR LEASE**

**2300 OLD STEELE CREEK ROAD | CHARLOTTE**

±5,918 SF Office/warehouse space with one dock door available near the intersection of Wilkinson Boulevard and Old Steele Creek Road.

**BRYAN BUTLER**  
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## PROPERTY INFORMATION

### SF

- 5,918± SF Total
- 1,450 SF Office
- 4,458 SF Warehouse

### PID

11710304

### ZONED

ML-2

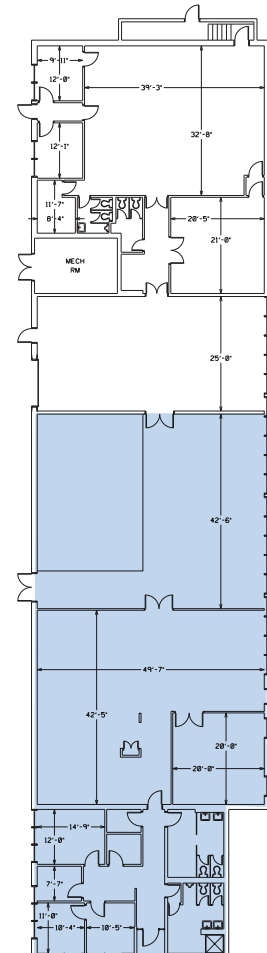
### FEATURES

- Includes 1 loading dock
- Up to 10-12 surface parking spaces available
- Located across from Carolina Golf and Country Club, near the intersection of Wilkinson Blvd. and Old Steele Creek Rd.
- Less than five miles from I-77, I-85, Center City Charlotte and Charlotte Douglas International Airport

### LEASE RATE

\$6,000/Month - base rent

\$2.25/SF toward taxes, insurance & utilities



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

