

INDUSTRIAL OFFICE WAREHOUSE FOR SUBLEASE

4603 Dwight Evans Road



PRICE:	\$12.50 nnn TICAM \$1.10	SIZE (approx):	6,006 sf (1,400 +/- office)
COUNTY:	Mecklenburg	ZONING:	ML-2
AREA:	Tyvola Rd Submarket	CITY:	Charlotte
YEAR BUILT:	1979	TAX ID:	145-301-33
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	1 DH	SPRINKLERS:	No
CEILING HEIGHT:	16' 10" +/- to bottom of joist See	FLOORS:	1
ROADS:	website attachment	ELECTRICAL:	800 amps 480 volts
EXPENSES:	Taxes- \$306.53 / mth Insurance \$29.70 / mth CAM \$215 / mth Total \$551.23 / mth.	UTILITY PROVIDERS:	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas
COMMENTS:	- Sublease Expires 5/31/2027 Property conditions subject to verification by interested parties. Property conditions subject to verification by interested parties.		



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