 **JLL** SEE A BRIGHTER WAY

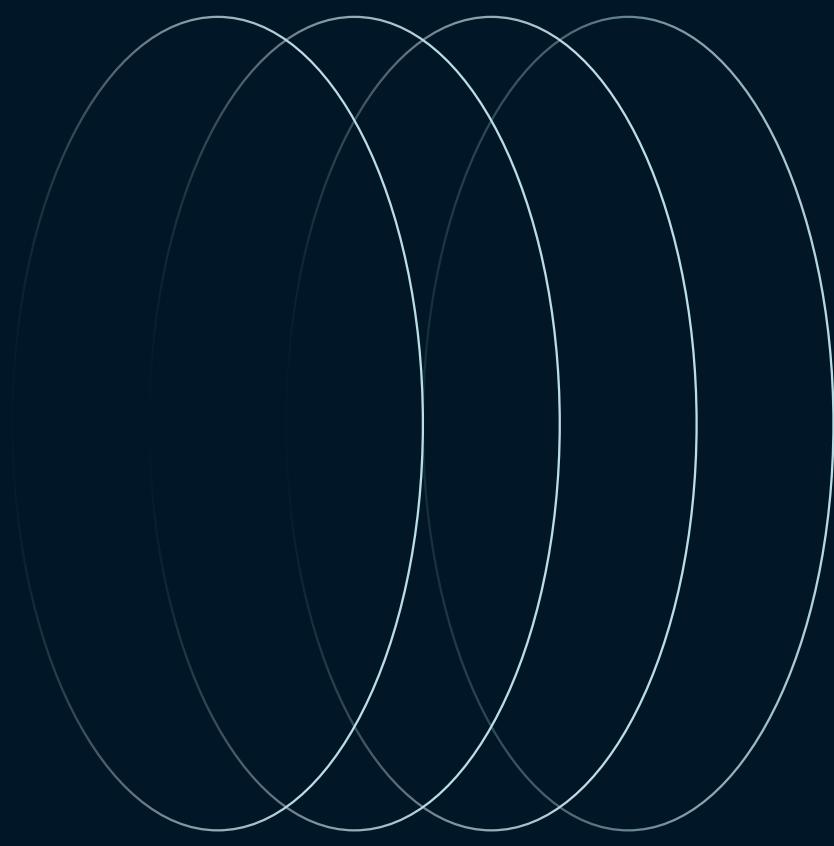
For Lease

Stono Suites

3607 Gribble Rd

Stallings, NC 28104

10,687 SF Available



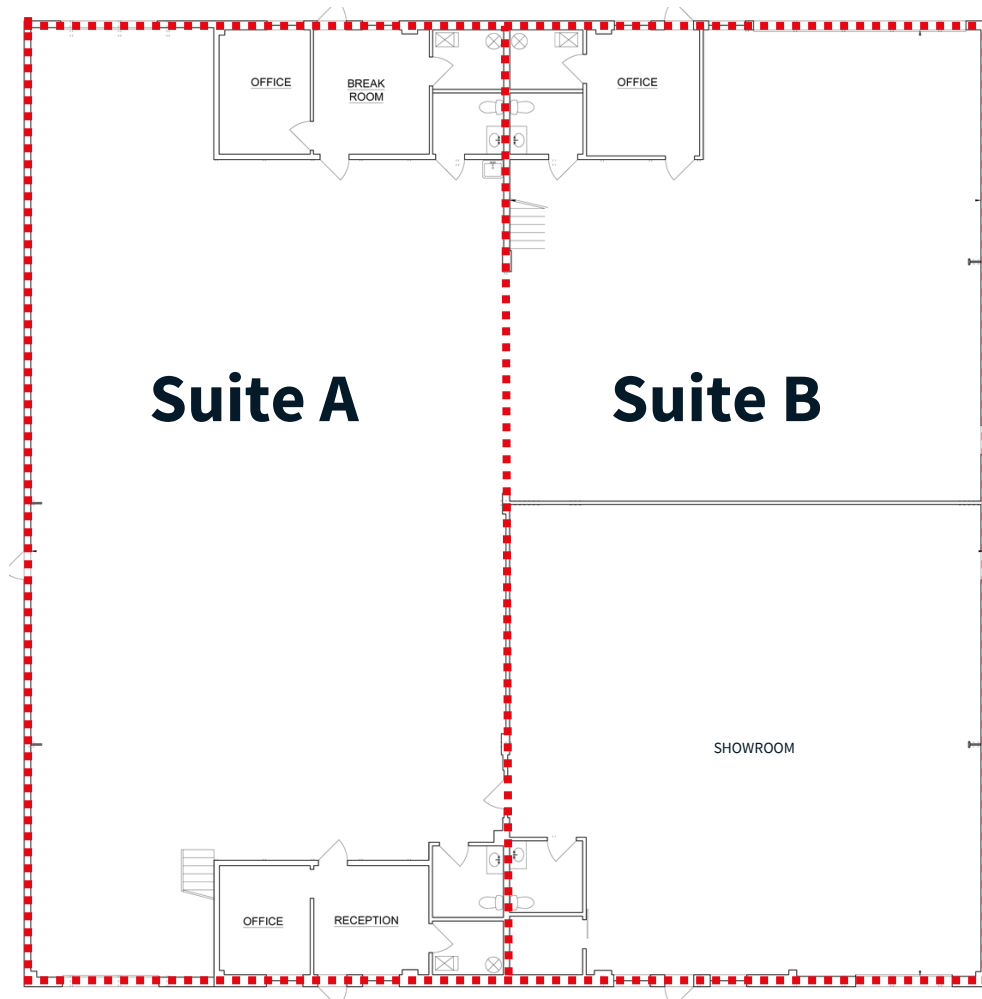
Property Specifications

Suite A

Building Total	10,687 SF
Available SF	5,402 SF
Warehouse SF	4,179 SF
Office SF	1,223 SF
Clear Height	16' - 19'
Drive In Door	2
Lighting	LED
HVAC	Warehouse and office
Power	400 amps/240v/3 phase

Suite B

Building Total	10,687 SF
Available SF	5,285 SF
Warehouse SF	4,874 SF (includes showroom)
Office SF	411 SF
Clear Height	16' - 19'
Drive In Door	2
Dock High Doors	1
Lighting	LED
HVAC	Warehouse and office
Power	400 amps/240v/3 phase

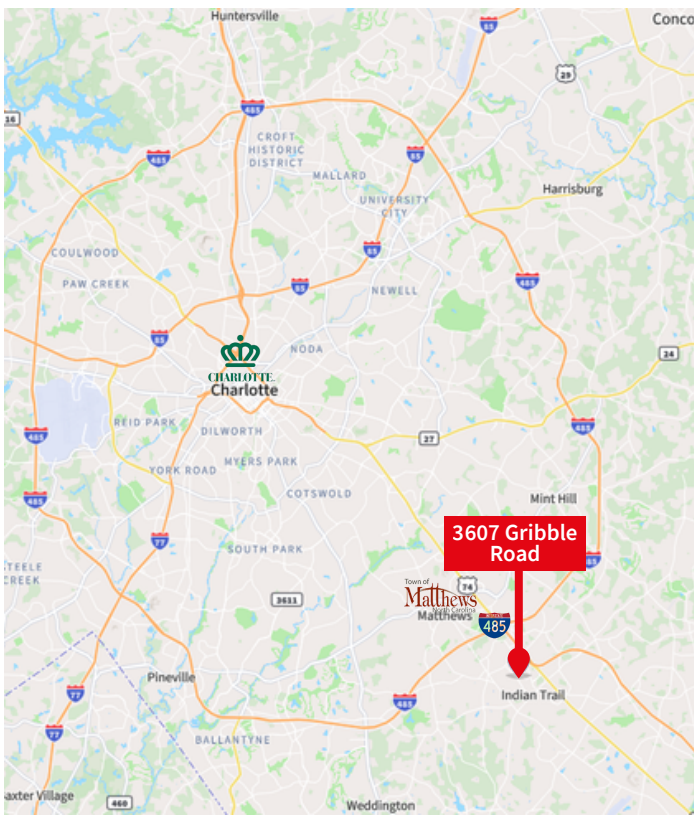


Landlord Improvement Plan

- Repair parking lot and roof
- Paint buildings
- Install monument signage with tenant logos
- Implement landscaping package
- Improve storefronts



Site Map and Amenities



6 Min to I-485



10 Min to Downtown
Matthews



30 Min to Center City
Uptown

Rich Grieder
Managing Director
rich.grieder@jll.com
+1 (704) 804 5783

John Kincaid, CCIM, SIOR Member Associate
Vice President
john.kincaid@jll.com
+1 (704) 907 8608