

CBRE

4,958 SF FLEX SPACE
FOR SUBLEASE



© 2024 Compass



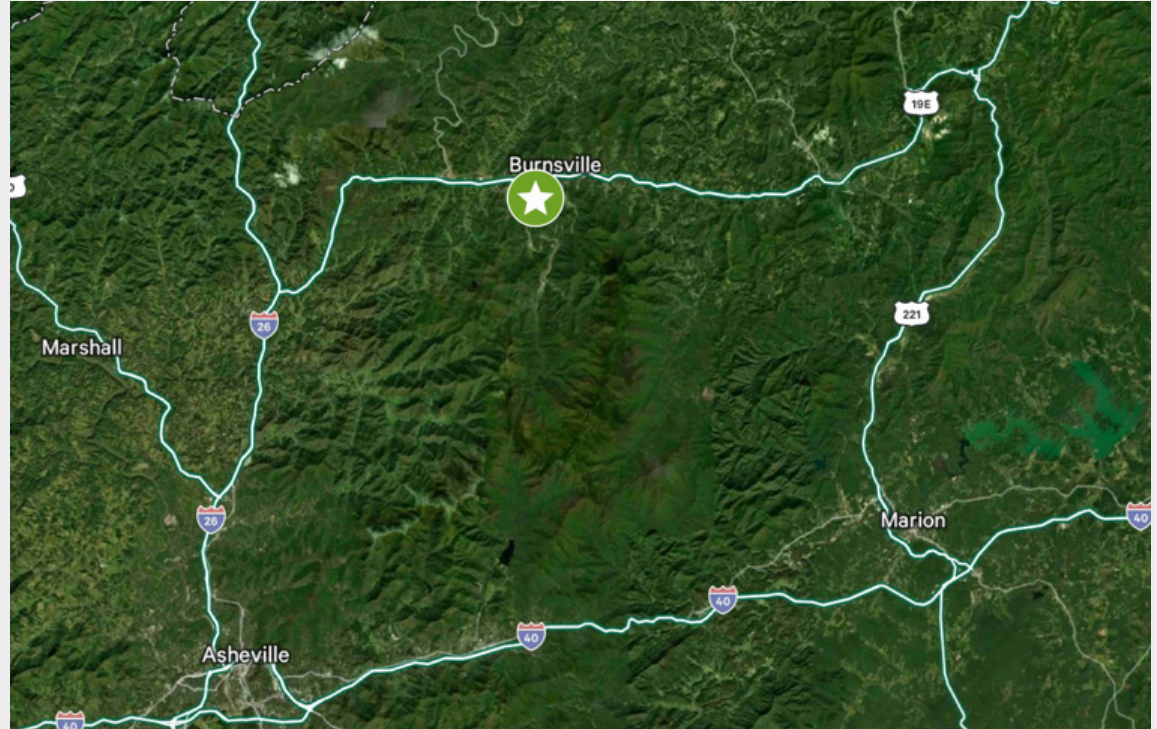
41 Charlie Brown Road

Burnsville, NC 28714

Property Overview

Building Specifications

Spec Type	Spec Details
Building Size	9,150 SF
Available SF	4,958 SF
Clear Height	12'
Loading	1 Drive-In Door - 10'x10'
Year Built	2013
Traffic Count	19,000 vehicles per day
Availability	June 1, 2026
Expiration Date	January 31, 2029
HVAC	Fully Conditioned Space
Parking	Open front and rear parking



Aerial





4,958 SF FLEX SPACE
FOR SUBLEASE



41 Charlie Brown Road

Ben Lucas

Associate
+1 704 302 4628
Ben.Lucas@cbre.com

Frank Larsen

First Vice President
+1 704 517 5749
Frank.Larsen@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.