

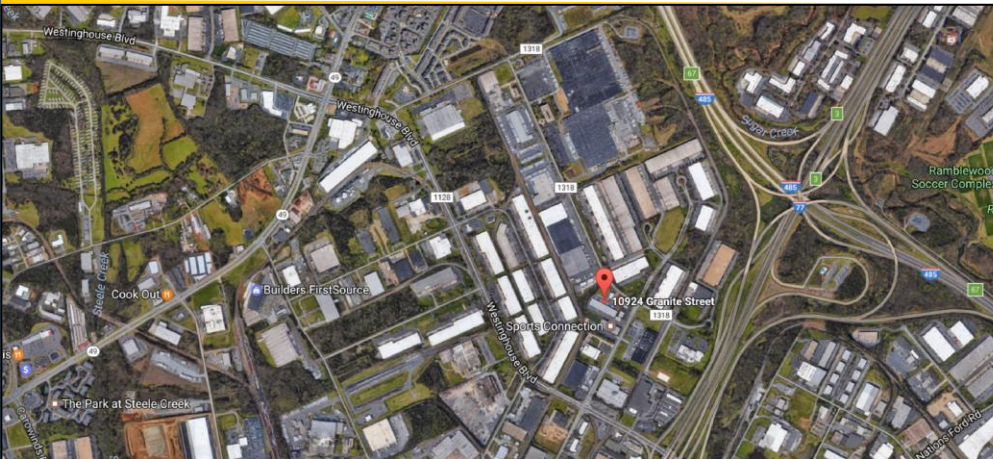
FURNISHED SUBLEASE

GRANITE COMMERCE CENTER

10924 Granite Street, Suite 700
Charlotte, North Carolina 28217



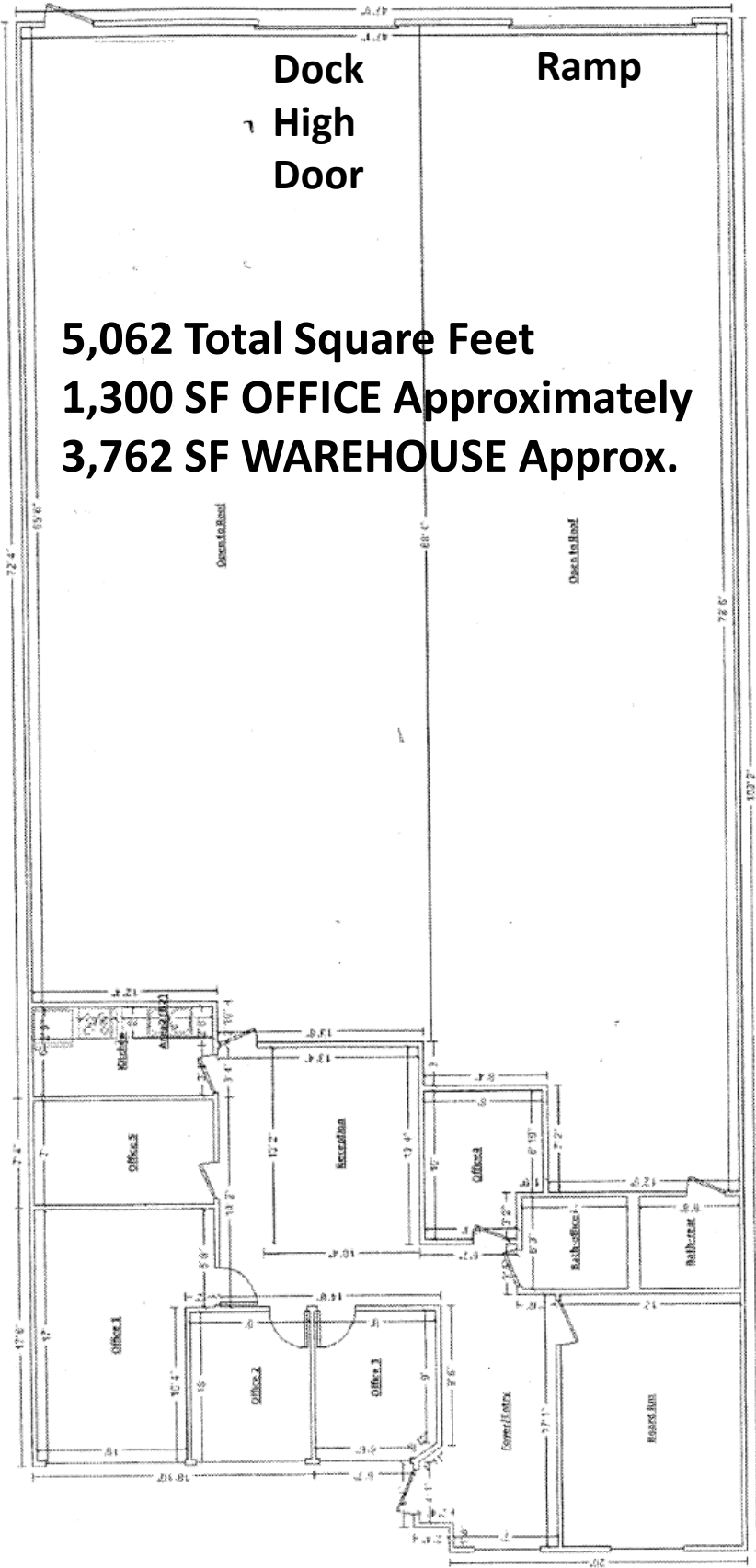
- 5,062 SF / 3,762 SF WHSE Approx. / 1,300 SF OFFICE Approx.
- \$3,092 Month Rent + \$581 Month TICAM = \$3,673 Total Per Mo.
- Move-in-ready with office furniture available for purchase
- Rear Load Building with 1 Dock High Door & 1 Ramp
- 18' Clear Height & Renovated Modern Office
- I-2 Zoning with Outside Storage Available
- Proximity to I-485, I-77, South Carolina, & CLT Airport



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5,062 Total Square Feet
1,300 SF OFFICE Approximately
3,762 SF WAREHOUSE Approx.



Dock High & Ramp Loading



Modern Break Room



Renovated Office



18' Clear Height & Finished Concrete Floors