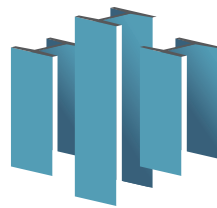
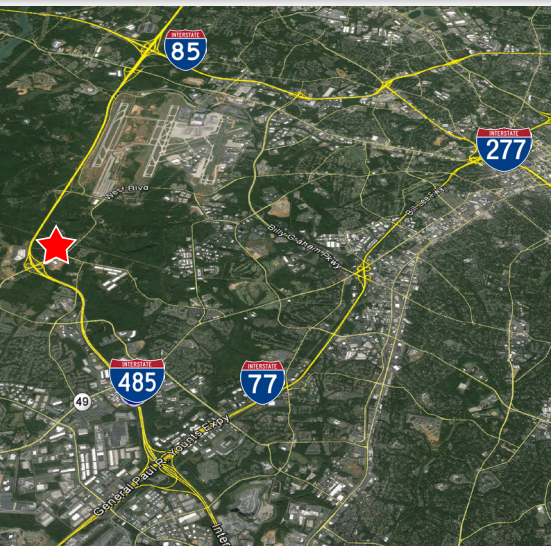


For Lease: Building 9

102,960 SF AVAILABLE



4610 Entrance Dr. | Charlotte, NC



**STEELE CREEK**  
COMMERCE PARK



LEASING BY:



OWNED & MANAGED BY:  
**EASTGROUP**  
PROPERTIES

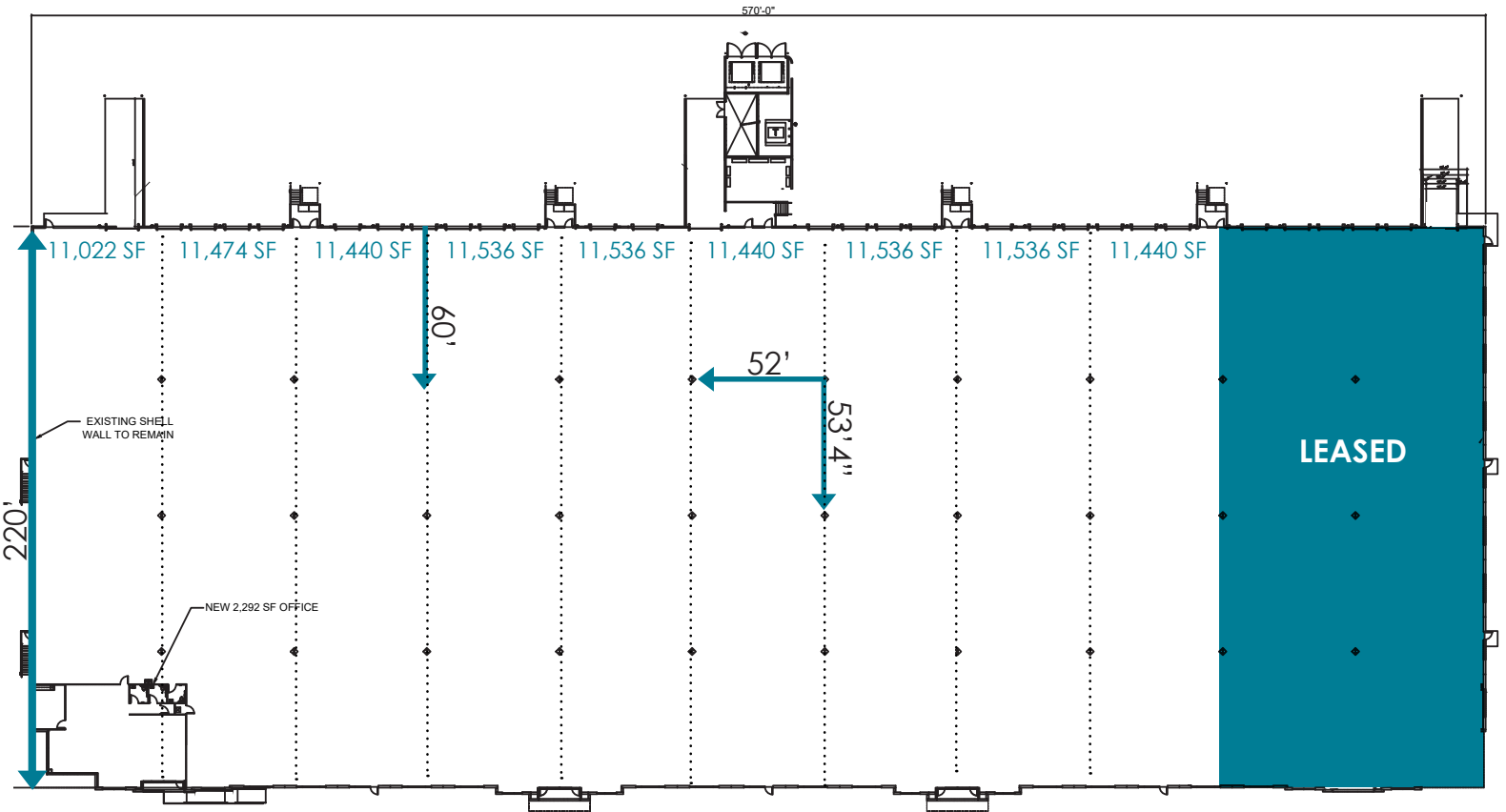
**Brad Cherry, CCIM, SIOR**

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### Building Features

Size (SF): 125,455  
 Available (SF): 102,960  
 Construction: Tilt wall  
 Zoning: I-1 (CD)  
 Sprinkler: ESFR  
 Signage: Building & monument  
 Parking: 126 car

### Warehouse Features

Size (SF): 100,668  
 Ceiling Height: 30'  
 Column Spacing: 52' x 53'4"  
 Loading Bay: 60'  
 Depth: 220'  
 Loading: Rear  
 Dock Doors: 22  
 Drive-in Doors: 1  
 Knock outs: 2  
 Power: To suit  
 Lighting: To suit

### Office Features

Size (SF): 2,292

### Utilities

Sewer/Water: Char-Meck  
 Power: Duke  
 Gas: PNG

### Interstate Access:

Less than .5 miles to I-485  
 ±4 miles to I-77  
 ±5 miles to I-85



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