

WAREHOUSE OFFICE FOR SUBLEASE

8107 Arrowridge Blvd, Suite T

Sublease term expires September 30, 2021



PRICE:	\$7.04 nnn (with yearly increases) TICAM \$0.75 (2019)	SIZE (approx):	4,908 +/- sf total 1,5700+/- sf office (see plan)
ACREAGE:	-	ZONING:	I1
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	-
YEAR BUILT:	-	ROOF:	-
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	1	SPRINKLERS:	Yes
CEILING HEIGHT:	16' clear	FLOORS:	1
COLUMN SPACING:	-	HVAC:	-
EXPENSES:	-	ELECTRICAL:	208y/1213-3 phase 4 wire From Duke Energy to the building
WATER/SEWER:	-	UTILITY PROVIDERS:	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas
COMMENTS:	- Warehouse air conditioned - Arrowridge Business Park		



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