



**INDUSTRIAL SPACE | FOR LEASE**

**1901 Associates Lane, Suite M | Charlotte**

Great 24 month sublease opportunity for recently renovated Industrial Space in the desirable Coffee Creek Complex.

**SAM KLINE, CCIM**  
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 **COLDWELL  
BANKER  
COMMERCIAL**  
MECA



## PROPERTY INFORMATION

### SF

6,200 SF\*  
Office: 2,900  
Warehouse: 3,300

### FEATURES

- 2 drive in/3 dock high doors
- 2 main doors to warehouse space
- 3 entrances into office area
- 5 offices plus bullpen area
- Conference room
- Reception area and lounge/break area
- 3 single user restrooms

### LEASE RATE

Base rent \$7 per SF  
TICAM \$2.08 per SF

### SAM KLINE, CCIM

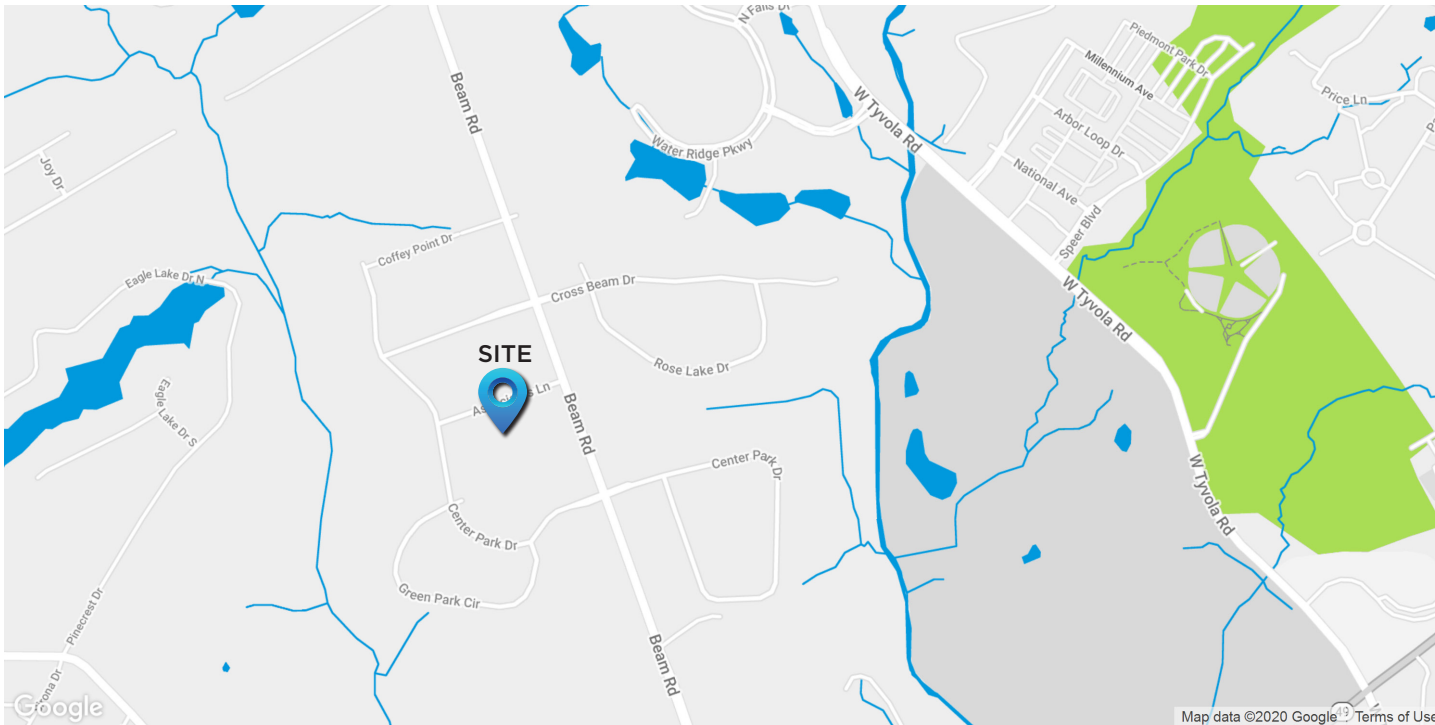
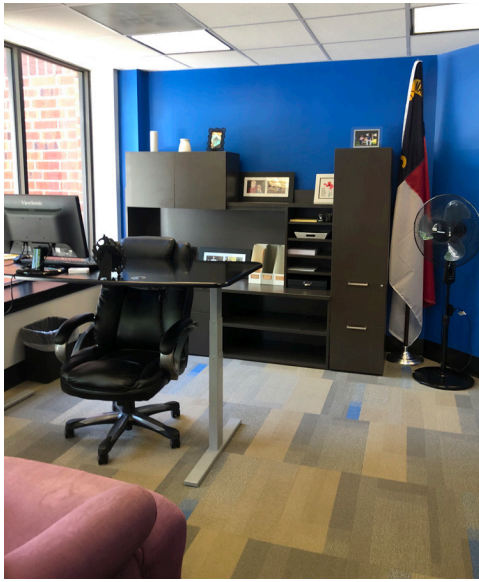
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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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