

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 1,570+/- 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		



Ian J. Bertolina
Bertolina Commercial Real Estate Services, Inc.
1850 East Third St., Suite 310
Charlotte, North Carolina 28204
(704) 333-9881
www.BertolinaCRESI.com
IB@BertolinaCRESI.com

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.