

# INDUSTRIAL OFFICE WAREHOUSE FOR SUBLEASE

## 4603 Dwight Evans Road



<b>PRICE:</b>	\$12 mnn TICAM \$1.10	<b>SIZE (approx):</b>	6,006 sf (1,400 +/- office)
<b>COUNTY:</b>	Mecklenburg	<b>ZONING:</b>	I2
<b>AREA:</b>	Tyvola Rd Submarket	<b>CITY:</b>	Charlotte
<b>YEAR BUILT:</b>	1979	<b>TAX ID:</b>	145-301-33
<b>PARKING:</b>	Ample	<b>FENCING:</b>	No
<b>DOCK/DRIVE-IN:</b>	1 DH	<b>SPRINKLERS:</b>	No
<b>CEILING HEIGHT:</b>	16'10"+/- to bottom of joist	<b>FLOORS:</b>	1
<b>ROADS:</b>	See website attachment	<b>ELECTRICAL:</b>	800 amps 480 volts
<b>EXPENSES:</b>	Taxes- \$306.53 / mth Insurance \$29.70 / mth CAM \$215 / mth Total \$551.23 / mth.	<b>UTILITY PROVIDERS:</b>	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas
<b>COMMENTS:</b>	- Sublease Expires 5/31/2027		



**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](http://www.BertolinaCRESI.com)  
[IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)

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