

OFFICE / WAREHOUSE / SHOWROOM FOR SUBLEASE

7606 Whitehall Executive Drive Suite 300



PRICE: \$14.00 NNN TICAM \$2.11

COUNTY: Mecklenburg

AREA: South/485 Charlotte

PARKING: Ample

BUSINESS PARK: Whitehall Business Center

COMMENTS:

- Sublease term expires December 31, 2026
- Easy airport and freeway access
- Property conditions subject to verification by interested parties.
- Floor plan office layout does not reflect all current conditions.
- TICAM includes Tenant's water usage (not metered separately).

SIZE (approx): 11,400 sf (2,900 +/- office)

ZONING: BP(CD)

CITY: Charlotte

SPRINKLERS: Yes

FLOORS: 1

DOCK DOORS: 2 DH 1 DI

CEILING HEIGHT: Ceiling 28' to deck

UTILITY PROVIDERS: Gas - Piedmont
Water / Sewer -City of Charlotte
Power -Duke Energy



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.