

LEASED

OFFICE / WAREHOUSE / FOR SUBLEASE

2101 Nevada Boulevard Suite F



LEASE RATE: \$11.08 NNN
COMMON AREA: \$0.84
TICAM \$1.97
COUNTY: Mecklenburg
AREA: Stateline
PARKING: Ample
BUISINESS PARK: Nevada Business Park
COMMENTS:
- Easy I-77 South, 485 highway and airport access
- Property conditions subject to verification by interested parties.
- Sublease term expires November 30, 2028

SIZE (approx): Warehouse: 4,500 sqft
Office: 560 sqft
Total: 5,060 sqft
ZONING: ML-2
CITY: Charlotte
SPRINKLERS: ESFR
FENCING: No
FLOORS: 1
DOCK DOORS: I DI 2 DH
CEILING HEIGHT: 30'
UTILITY PROVIDERS: Gas - Piedmont Water / Sewer - City of Charlotte
Power - Duke Energy



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