

## Industrial Space For Sublease

# ► 600 Radiator Road

600 Radiator Rd, Indian Trail, NC 28079



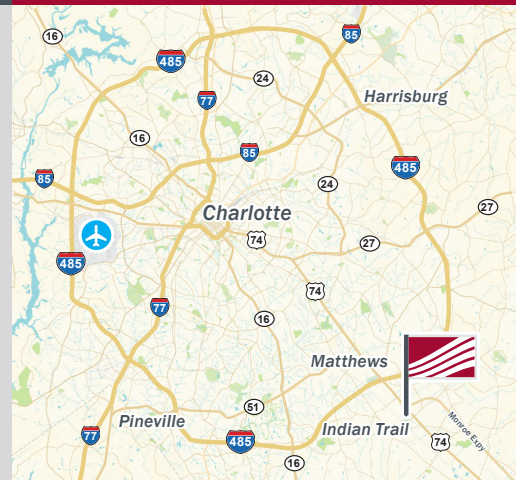
## Industrial Space

- 108,272 SF available for SUBLEASE
- 23,559 SF office & lab area
- 84,713 SF warehouse
- Dock high and drive-in loading
- Wet sprinkler
- Stand alone facility
- Abundant parking
- Strategic Charlotte location with great regional access
- Lease expires 3/31/2026

## Pricing

\$4.95/SF NNN

## For Sublease



## ► Contact

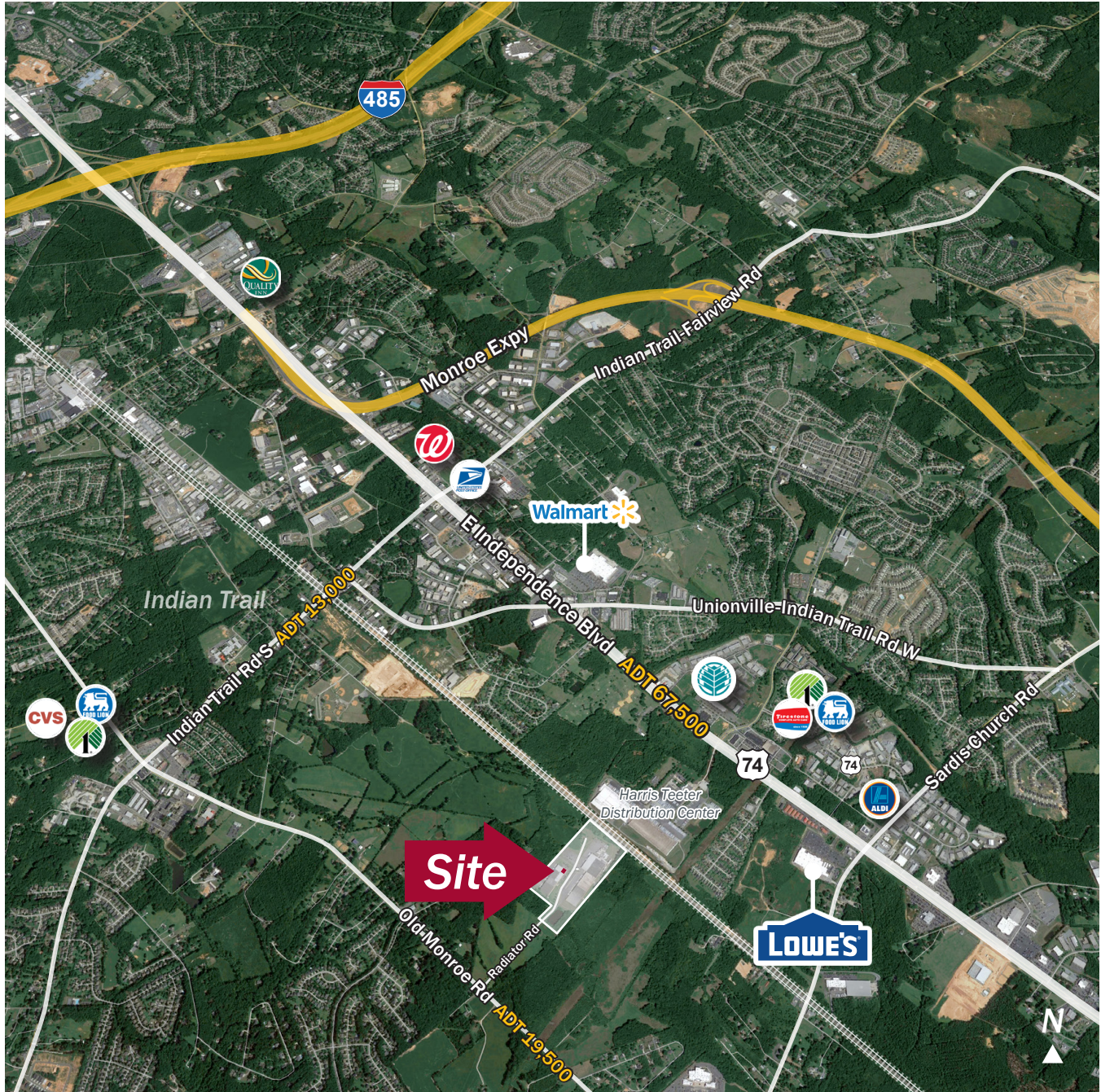
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## ► Market Aerial

**600 Radiator Road**  
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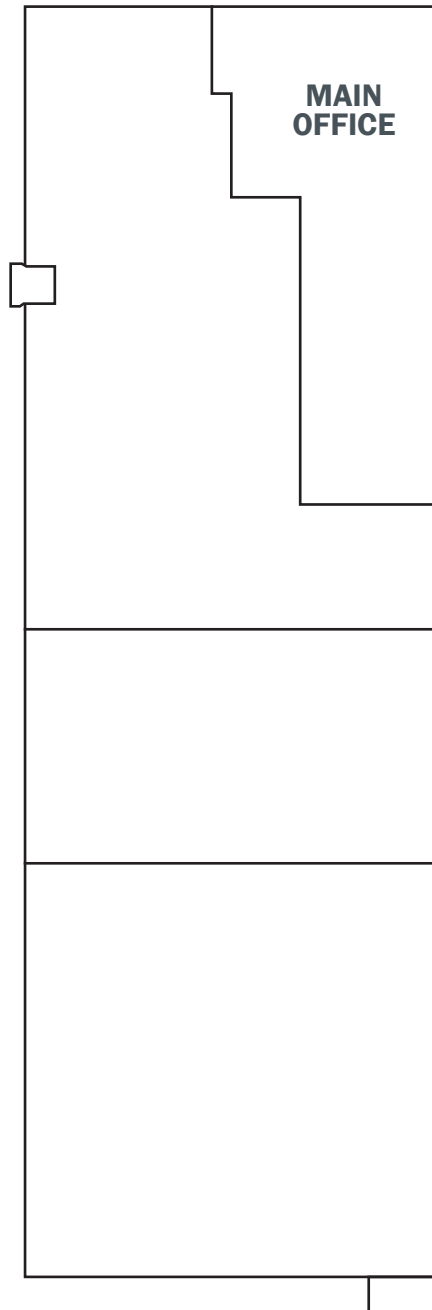
## ► Floor Plan

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Entire Building

**600 RADIATOR RD  
INDIAN TRAIL NC  
108,272 TOTAL SF**



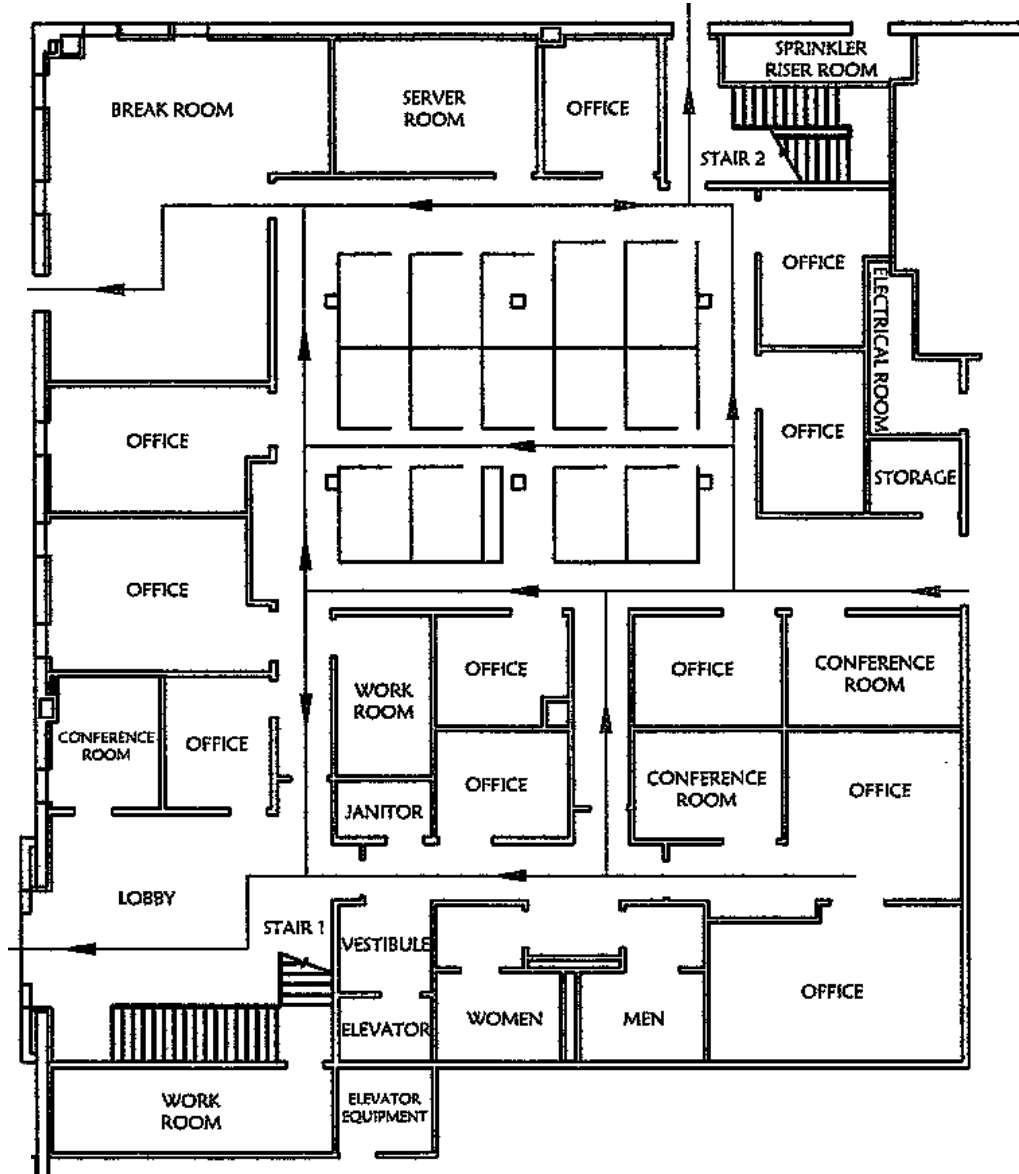
Not to scale.



## ► Floor Plan

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### First Floor Office



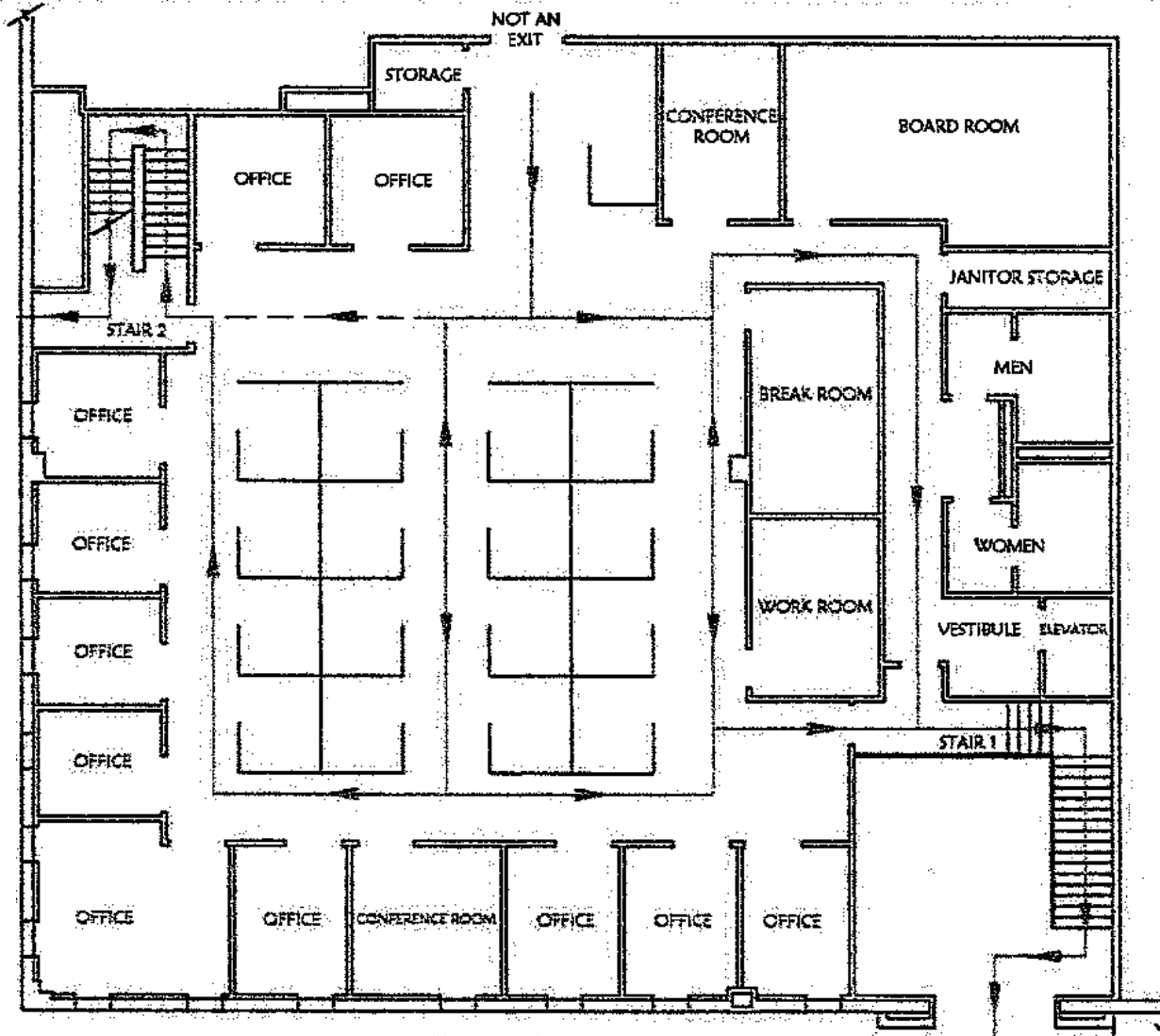
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## ► Floor Plan

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### Second Floor Office



Not to scale.

## ► Building Specifications

**600 Radiator Road**  
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<b>Building Name</b>	Radiator Specialty Company
<b>Location</b>	600 Radiator Road
<b>City, State Zip</b>	Indian Trail, NC 28079
<b>County</b>	Union
<b>Cross Street</b>	Old Monroe Road
<b>Available SF</b>	
Warehouse	84,713
Office	23,559
Total	108,272
<b>Tax ID#</b>	Portion of tax parcel #07087009
<b>Zoning</b>	LI (Light Industrial)
<b>Present or Former Use</b>	Distribution & Manufacturing
<b>Condition</b>	Good
<b>Floors</b>	Concrete
<b>Walls</b>	Masonry/Brick
<b>Roof</b>	Tar & gravel with metal deck; modified bitumen roof membrane w/ metal deck
<b>Ceiling Heights</b> (under joist)	19'-21'
<b>Column Type</b>	Steel
<b>Column Spacing</b>	40'x50'
<b>Dock High Doors</b>	20
Size	8x9 & 8x10
Levelers	Yes, pit levelers
Lights	Yes
Other Features	Bumpers, Seals, Lights & Concrete Bollards

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.  
Offering is subject to prior sale, change, or withdrawal without notice and approval by owner.

## ► **Building Specifications**

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<b>Drive-in Doors</b>	2
<b>Size</b>	12x12 & 8x10
<b>Truck Court</b>	113' with concrete apron
<b>Air Conditioning</b>	Offices & Lab only
<b>Heating</b>	Suspended gas unit heaters in warehouse & manufacturing areas
<b>Sprinkler</b>	Ordinary wet hazard system
<b>Lighting</b>	LED & skylights
<b>Rail</b>	Rail served by CSX; spur to property
<b>Utilities</b>	
<b>Power</b>	Duke Energy
<b>Multiple Primary</b>	3 Phase 480 Volt 1300 Amp Panels (multiple 480 volt panels)
<b>Secondary</b>	3 Phase 120/208 Volt Service
<b>Water</b>	Union County
<b>Sewer</b>	Union County
<b>Gas</b>	Piedmont Natural Gas
<b>Other</b>	Wall-mounted exhaust fans
<b>Major Highways</b>	
<b>I-85</b>	24.7 Miles
<b>US HWY 321</b>	40.9 Miles
<b>I-485</b>	22.3 Miles
<b>I-77</b>	24.7 Miles
<b>I-40</b>	74.6 Miles
<b>Area Manufacturers</b>	Charlotte Pipe & Foundry, Assa Abloy, ATI Specialty Materials, Windsor Windows & Doors, Tyson Foods, & Edwards Wood Products
<b>Asking Price</b>	\$4.95 per SF NNN

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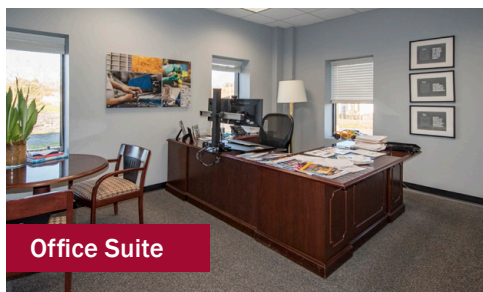


## ► Interior Photos

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Open Office Area



Office Suite



Open Office Area



Break Room



Work Room



Training/Conference Room



## ► Warehouse Photos

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