

Berkshire Business Centers #19



11211 ALLEN STATION DRIVE, CHARLOTTE, NC 28227

Office

FOR

Sublease

SIZE

7,562 SF

PRICE

\$14 PSF + \$2.50 PSF TICAM



Overview

7,562 SF available for sublease

3 drive-ins and 3 dock high doors

Clear height is 18 feet

±2,300 SF of office space already built out

Existing lease expires September 30, 2026;
Landlord willing to sign a direct lease if
prospects desire longer term

List of permitted uses and development
standards available upon request

Office Warehouse Space Available For Sublease in Clear Creek Business Park

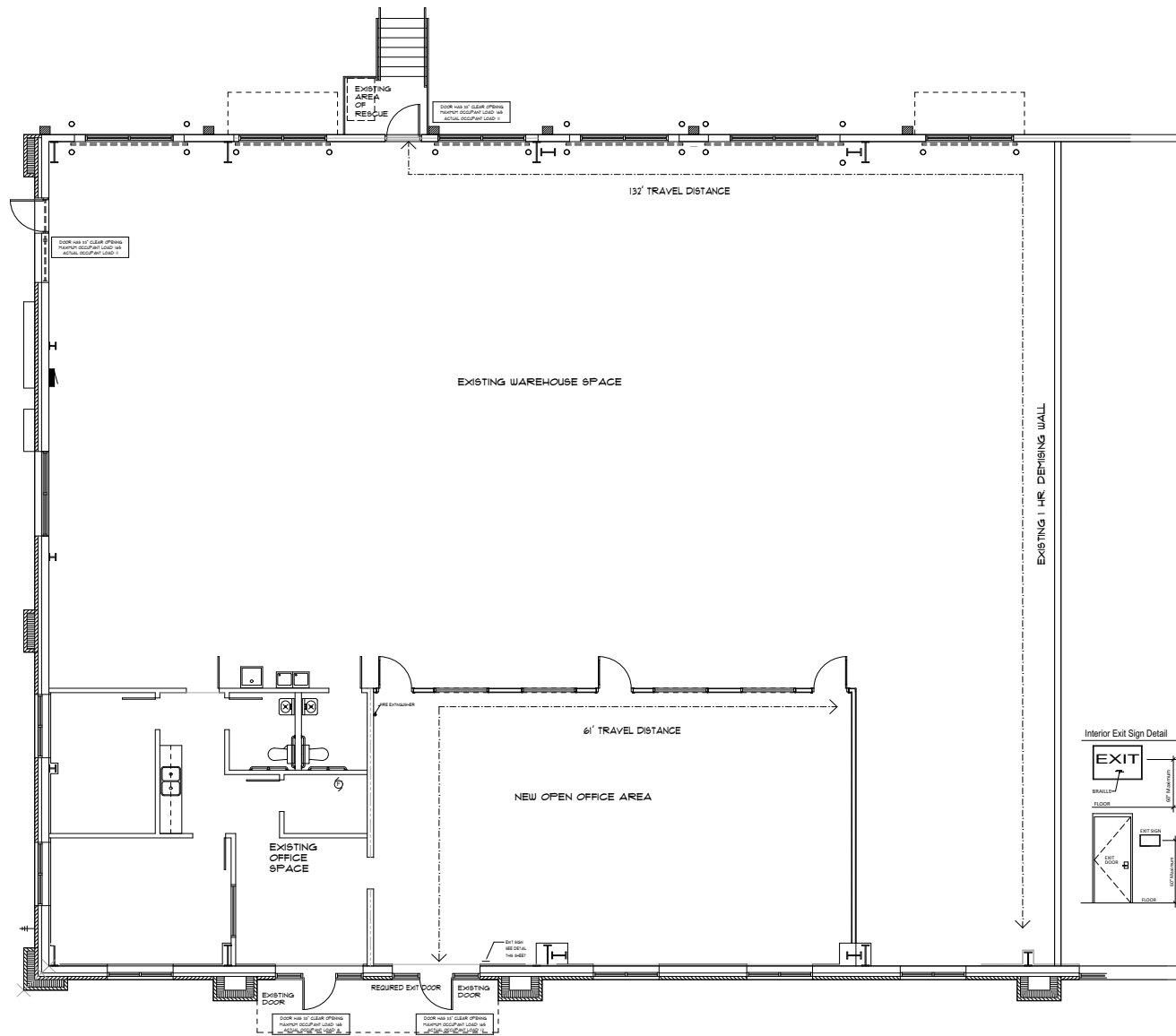


Bailey Patrick Jr.
Development Partner

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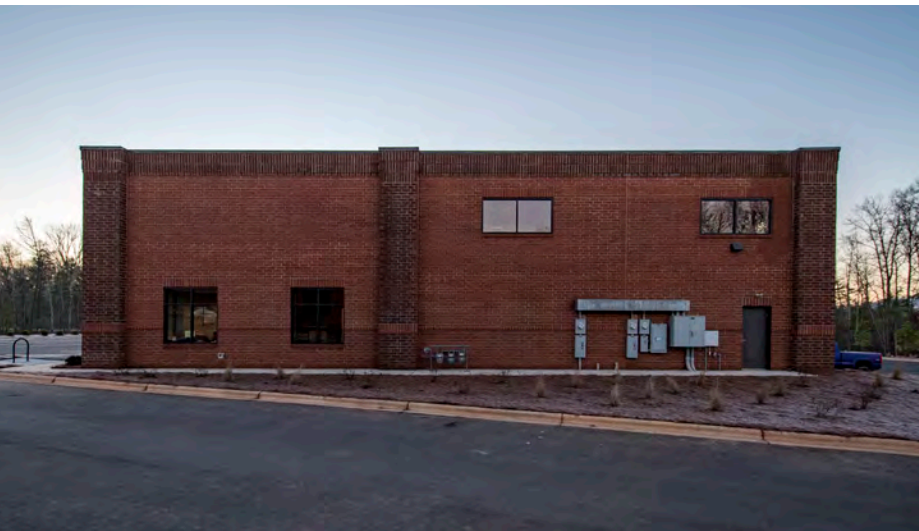
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Property Photos



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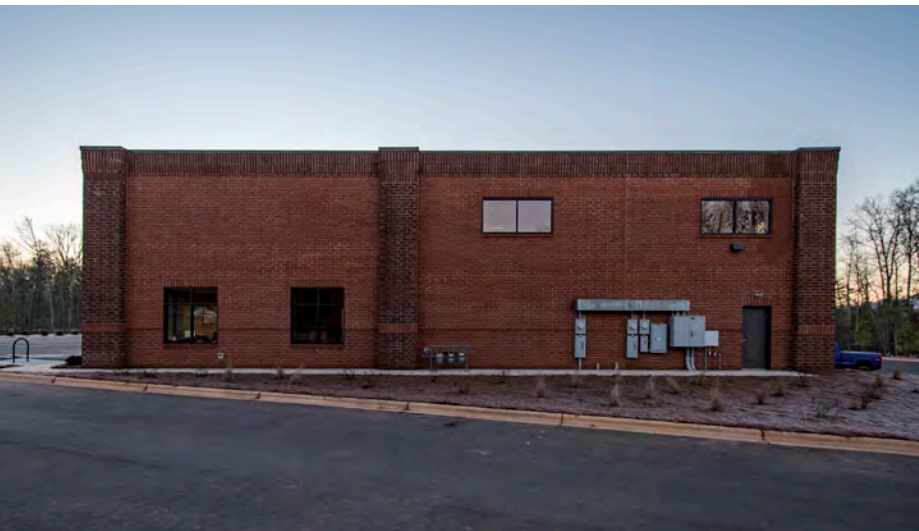
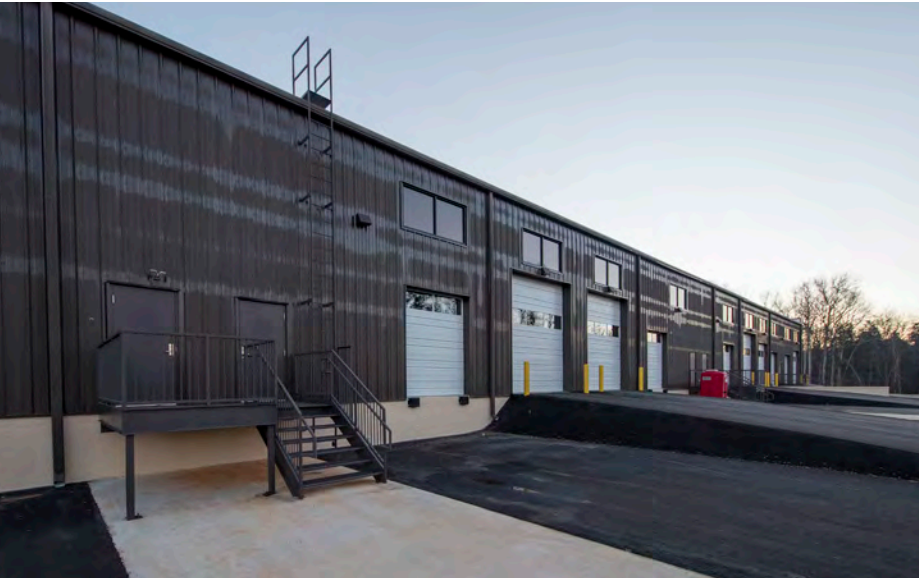
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Property Overview

Demographics

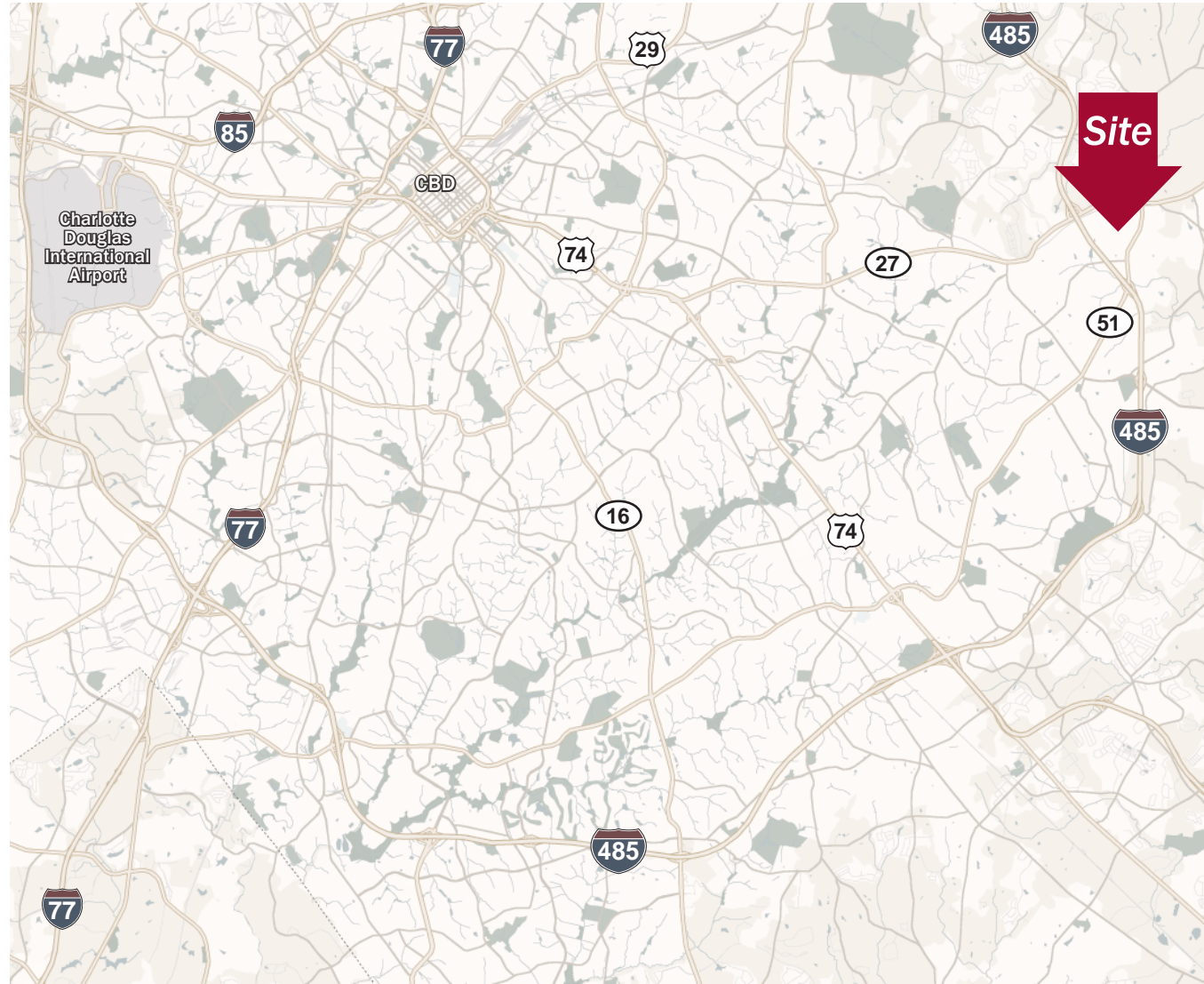
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	1,630	33,608	89,932
Growth Rate	1.06%	5.09%	2.85%
Avg. HH Income	\$106,296	\$101,237	\$101,183

Traffic Count

Source: NCDOT

	AADT
Albemarle Road	29,867 (2023)
Blair Road / Hwy 51	16,767 (2023)



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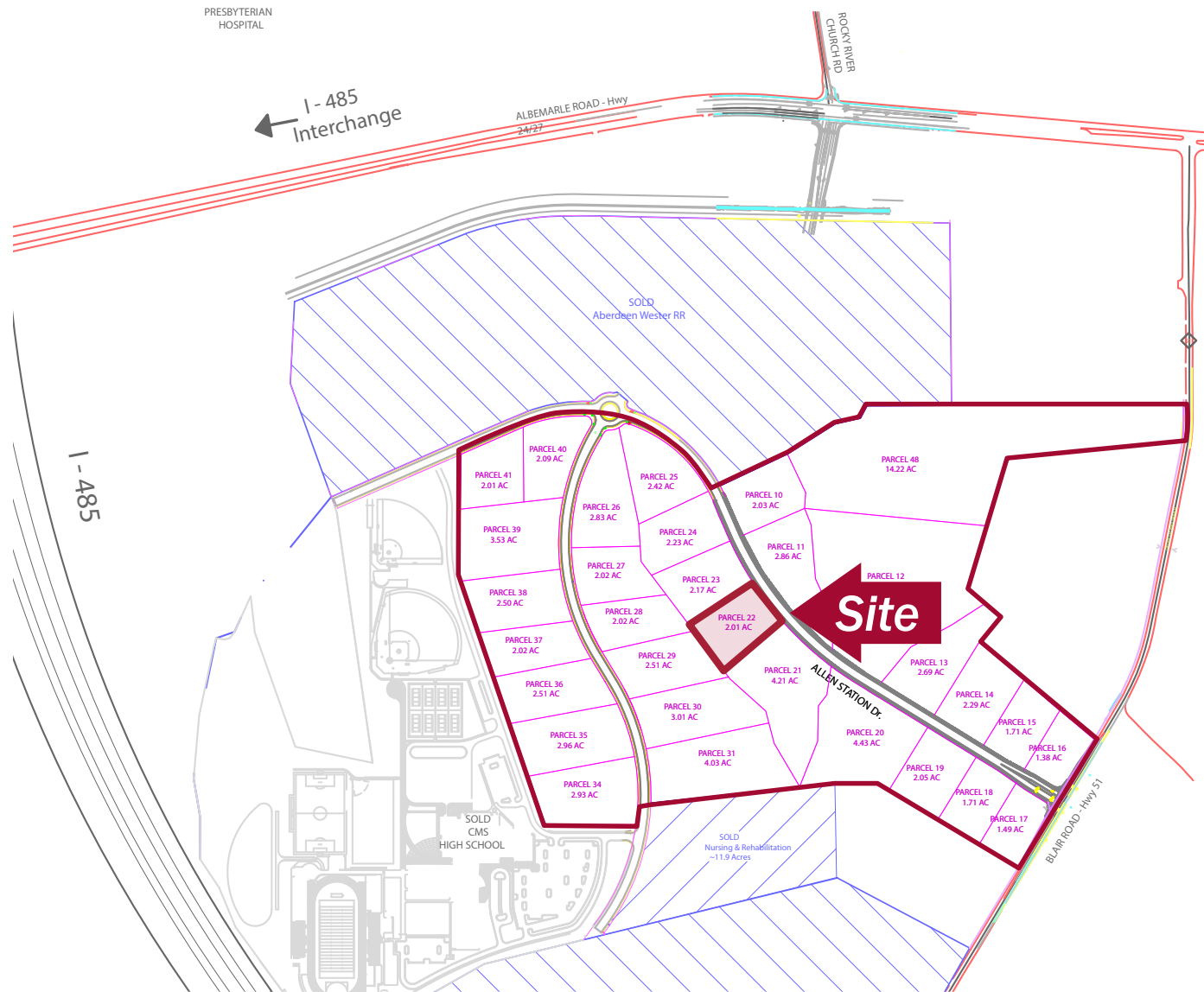
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Site Plan



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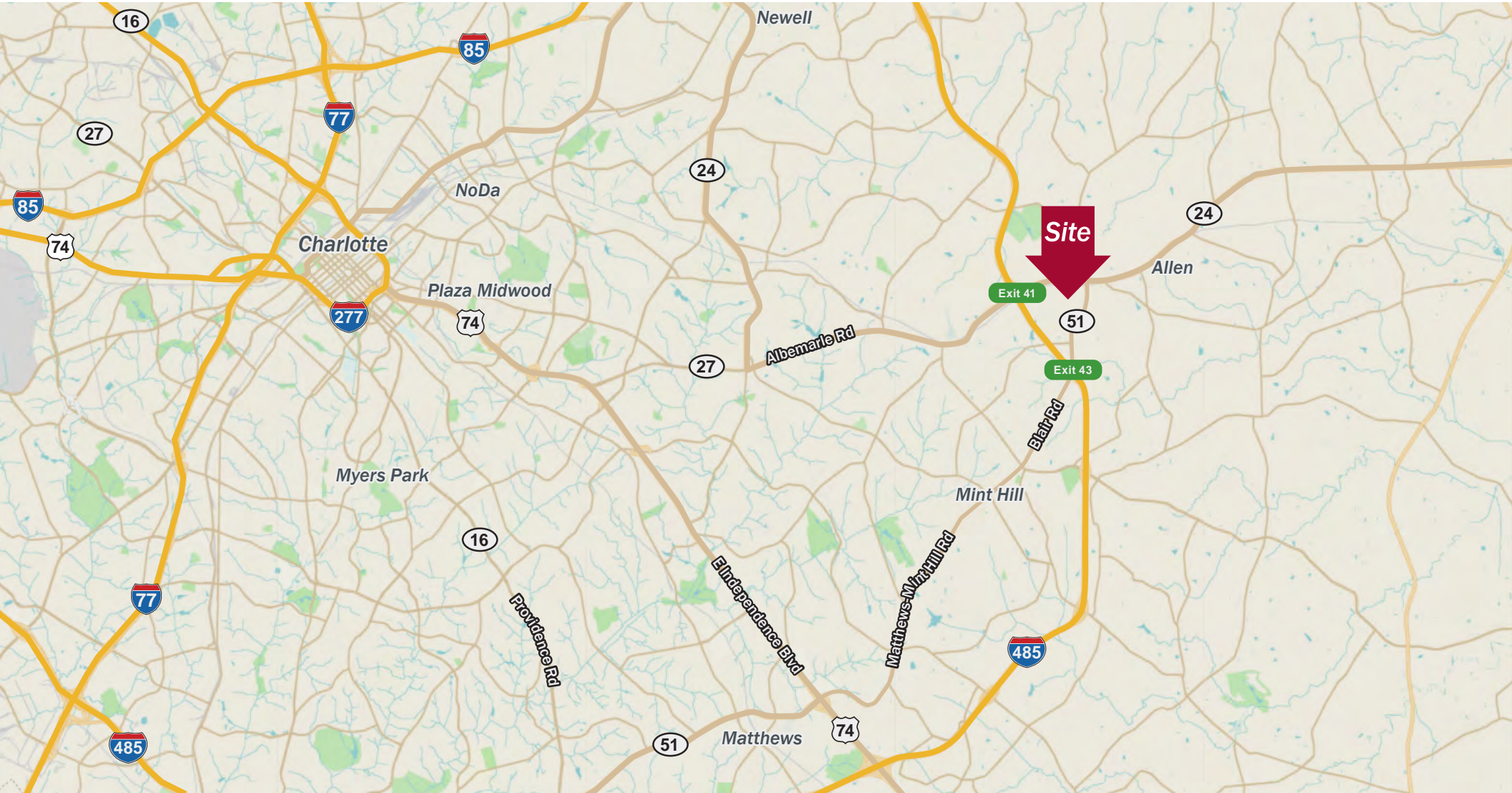
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Location Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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