

Berkshire Business Centers #35

10684 CLEAR CREEK COMMERCE DR, MINT HILL, NC 28227



Industrial

FOR

Lease

SIZE

±7,212 SF - ±7,963 SF

PRICE

Call for Pricing



Overview

±7,212 - ±7,963 SF available for lease

Unique opportunity to occupy single-tenant building

Spec office suites are built in each building

Clear Creek is a 177-acre master-planned business park with excellent access to I-485

List of permitted uses and development standards available upon request

Delivering fall 2026

New Office/Warehouse Space For Lease



Bailey Patrick Jr.
Development Partner

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2400 South Boulevard | Suite 300
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Property Overview

Demographics

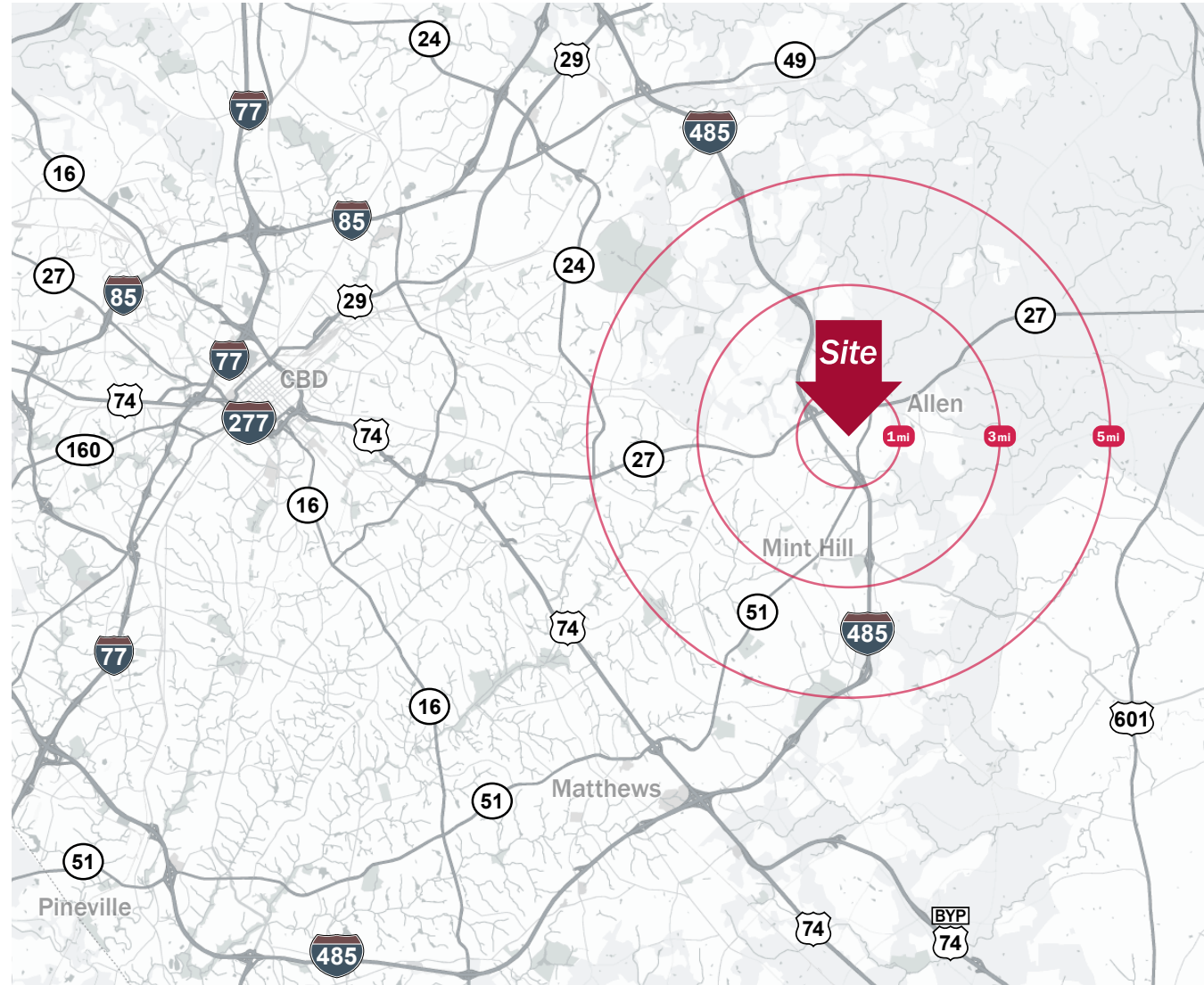
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	3,674	37,961	95,919
Growth Rate	15.40%	4.26%	2.40%
Avg. HH Income	\$99,201	\$103,409	\$107,683

Traffic Count

Source: NCDOT

	AADT
Albemarle Rd	28,000 (2023)
Blair Rd	16,500 (2023)



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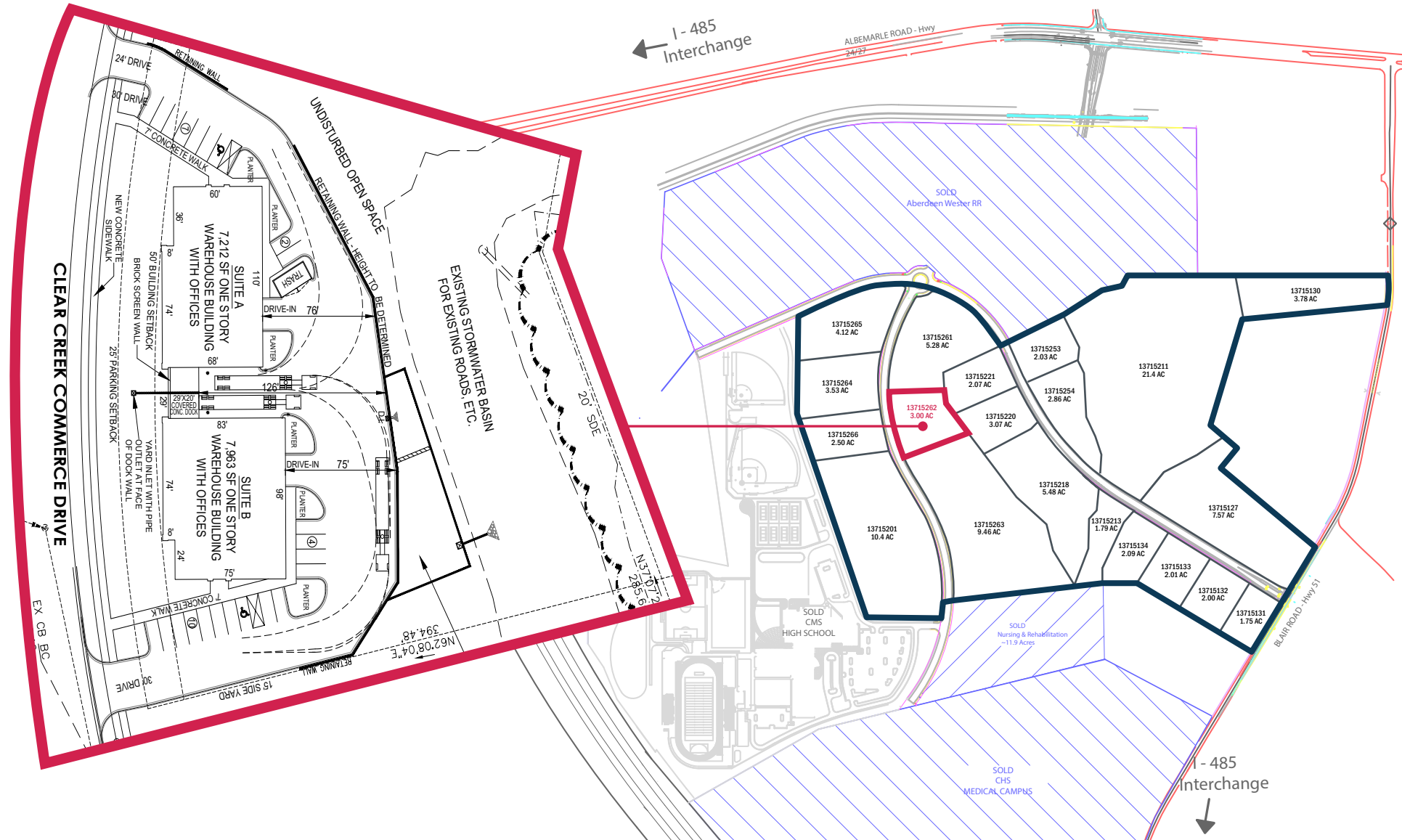
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Site Plan



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Renderings



DRIVE-IN & DOCKS - BUILDING REAR



SUITE B ENTRY - BUILDING RIGHT



SUITE A ENTRY - BUILDING LEFT



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Site Aerial



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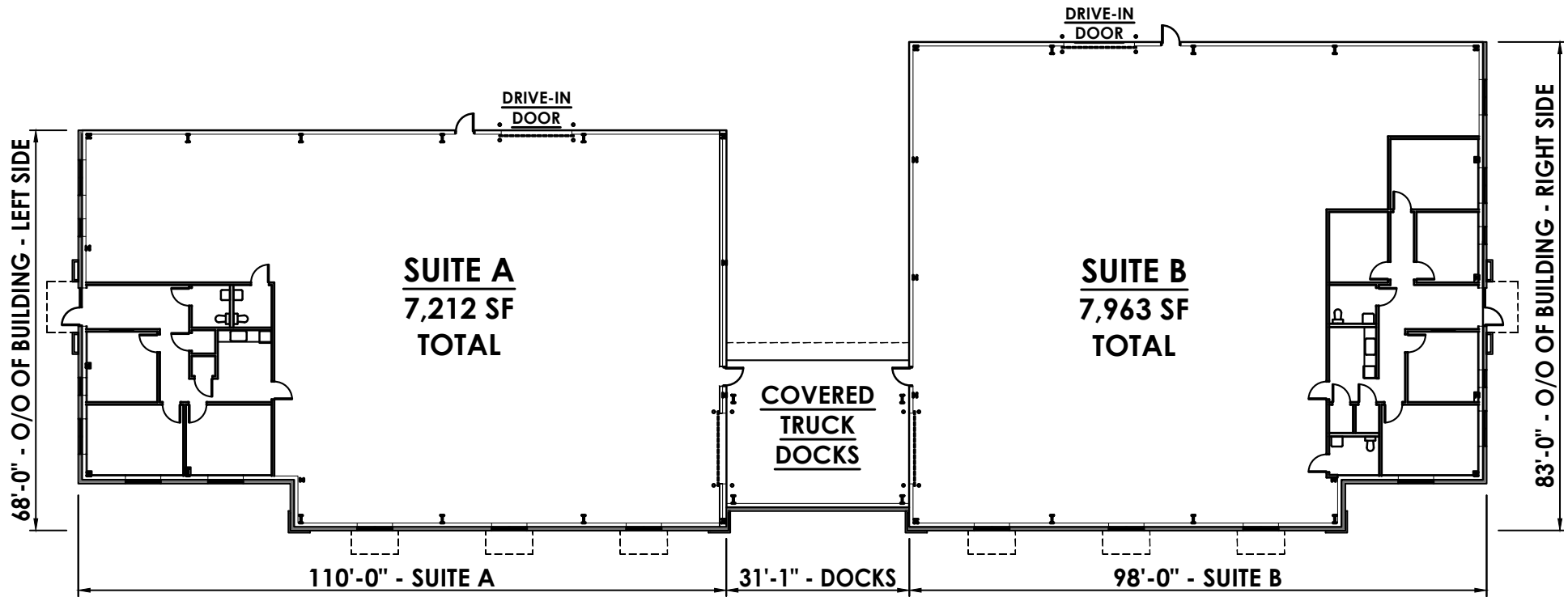
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Floor Plan



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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