



For sublease

11835 Sam Roper Drive
Charlotte, NC
12,913 SF Available 1/1/2024

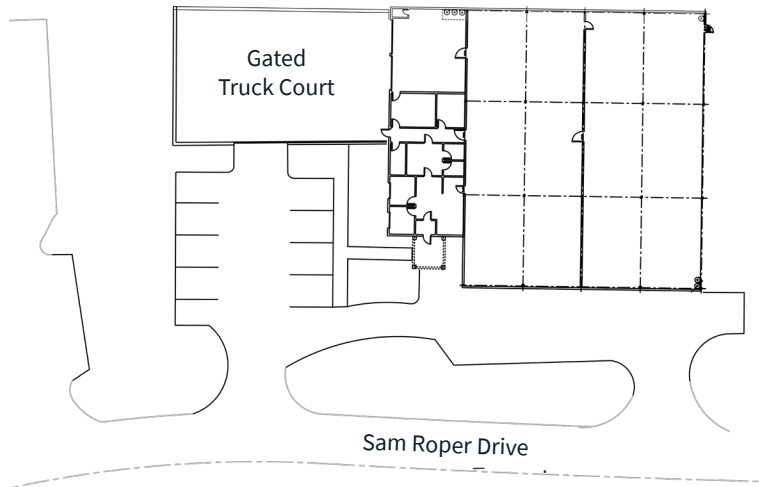
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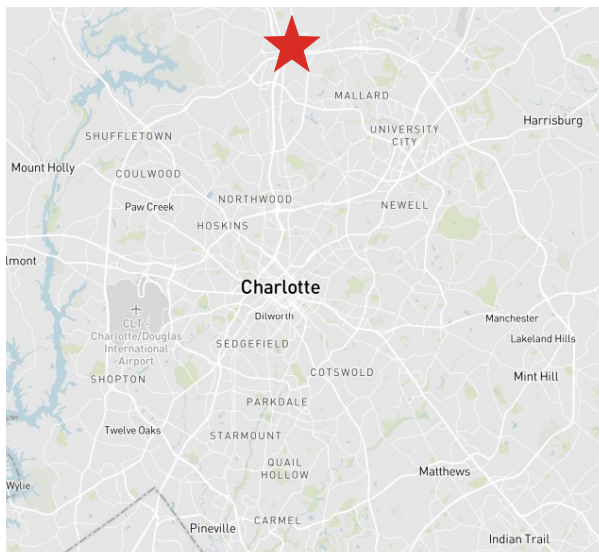
Highlights

Free-standing, single tenant building with 2 drive in door, zoned BP, and close proximity to major Interstates



Space Specifications

- Available SF: $\pm 12,913$
- Building Type: Free standing facility
- Loading: 2 drive in doors
- Clear Height: 14'
- Zoning: BP
- Availability: 1/1/2024
- Lease Expiration: 5/31/2026
- Lease Rate: \$12.75
- Lease Type: Absolute net
- Features: Gated parking



$\pm .5$ mile

Distance to
Interstate 485

± 1.5 miles

Distance to
Interstate 77

± 11 miles

Distance to
Charlotte CBD

± 18 miles

Distance to
CLT Int'l Airport

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