

Lowest Rate in the Market

FOR SUBLEASE



11540 Cordage St Charlotte, NC

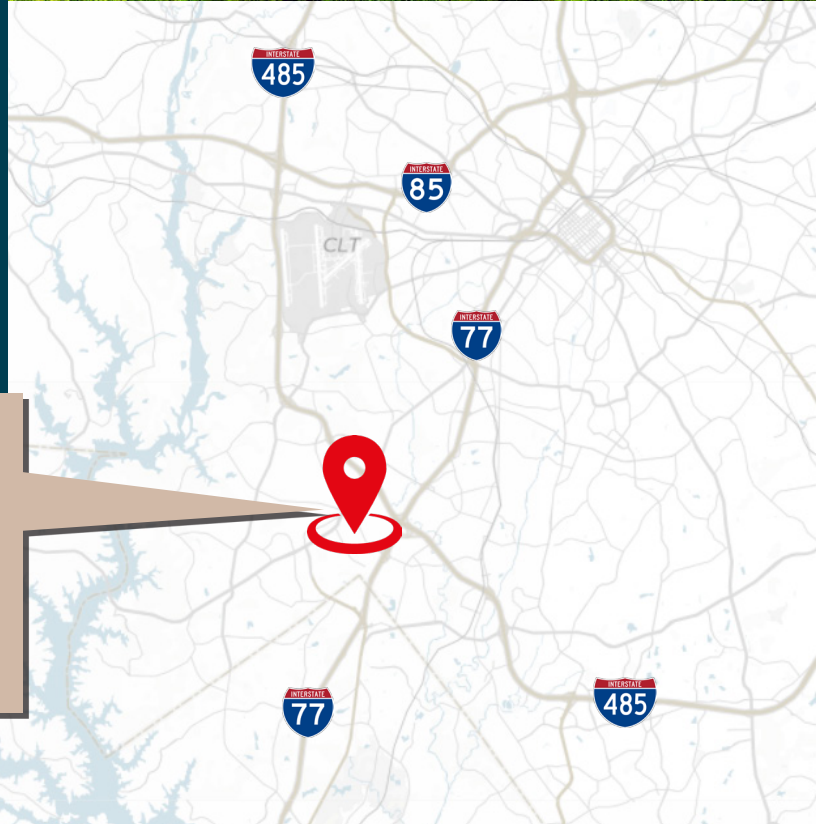
Industrial Space For Sublease

±24,000 Square Feet

LEX: 12/1/2026

Westinghouse Submarket

Warehouse and Distribution

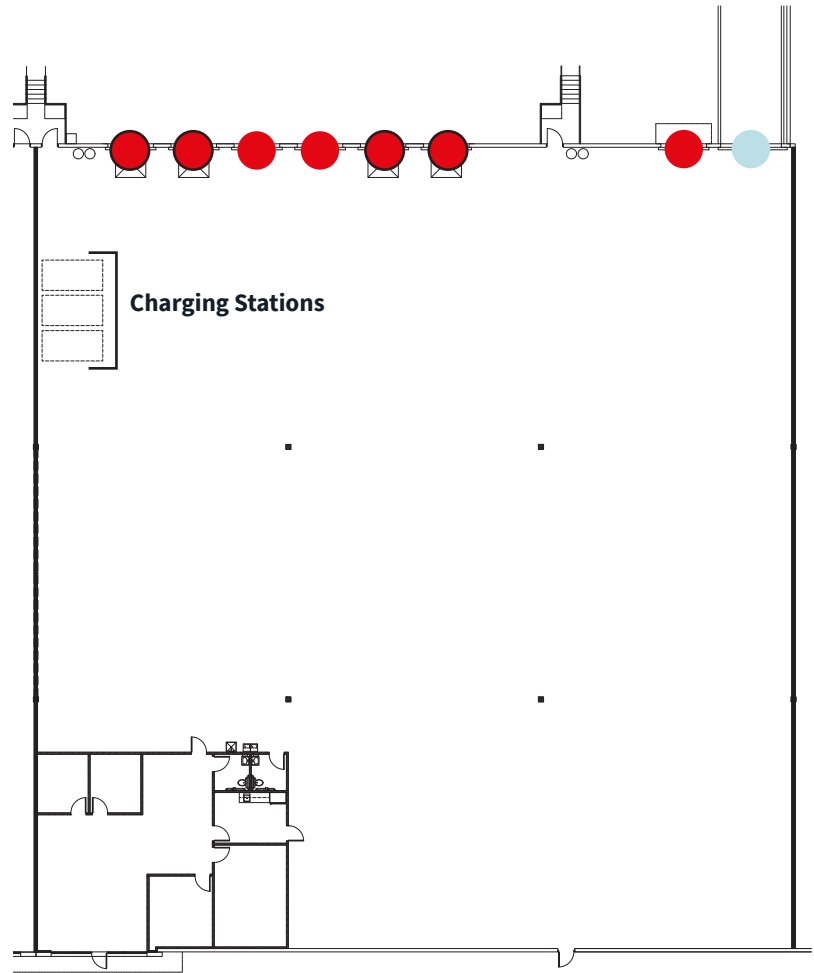


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Property specifications

Building size	±212,000 SF
Available s.f.	±24,000 SF
Office s.f.	±2,000 SF
Column Spacing	50' X 50' with 60' speed bays
Clear height	30'
Loading	7 Dock High Doors, 1 Drive In
Pit Levelers	(4) 35,000 lb
Forklift Charging Stations	3
Lighting	LED
Sprinkler System	ESFR
Rate	\$11.00/SF Gross
Racking	Can be purchased separately
Lease Expiration Date	12/1/2026



- Dock Doors
- Dock Doors with pit leveler
- Drive In Doors

