

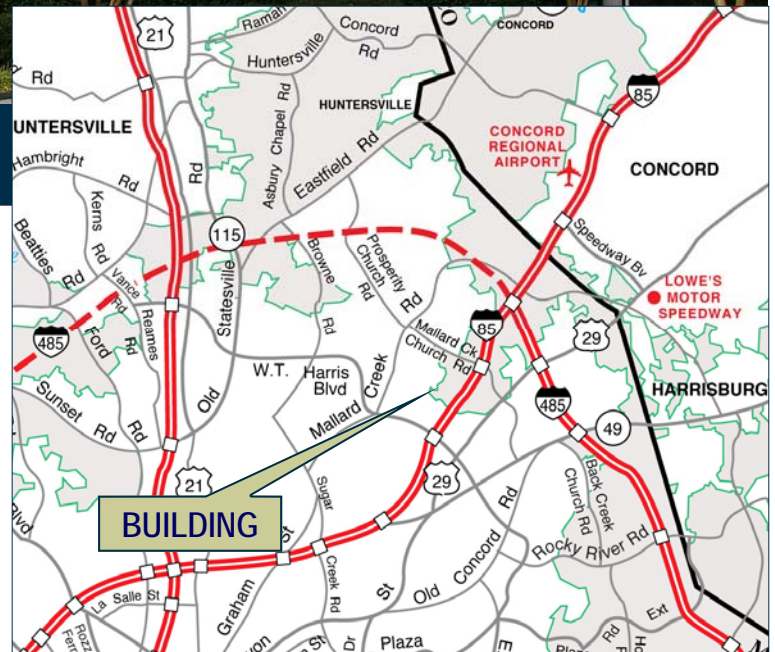
OFFICE/PRODUCTION FACILITY WITHIN UNIVERSITY RESEARCH PARK

9711 DAVID TAYLOR BOULEVARD, CHARLOTTE, NC



FOR SUBLEASE

- ±38,120 TOTAL SQUARE FEET
- 19,686 SF is 2 story office (including 7,888 SF of 2nd Floor)
- 13,832 SF of air conditioned production space
- 4,602 SF of warehouse with metal halide lighting
- 21' ceiling height
- Three dock doors
- 130 parking spaces
- 800 AMP 480/277 volt
- Immediate access to I-85
- \$5.25 PSF NNN
- Lease term expires August, 2011



FOR LEASING
INFORMATION CONTACT:

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CLARUS

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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

FLOOR PLAN

