



# Steele Point

**11201 Ed Brown Road**

Charlotte, North Carolina 28273

***±164,300 s.f. available for sublease***

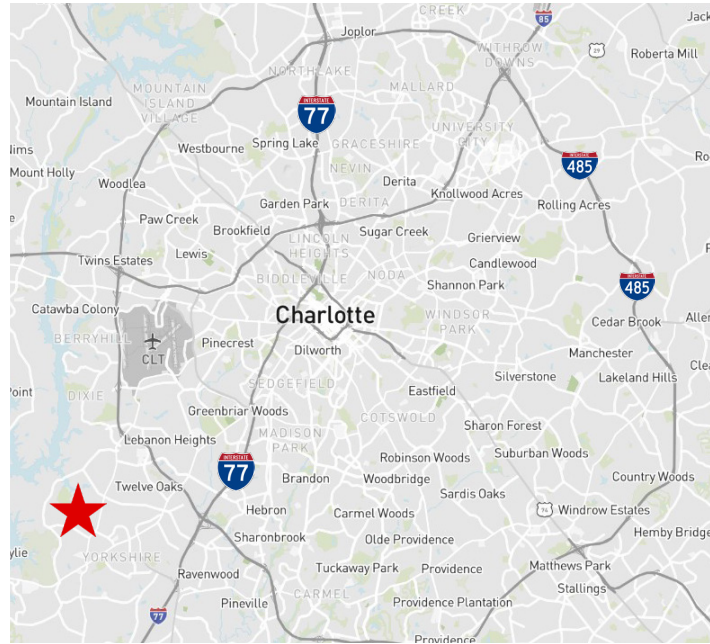
Industrial space for sublease

±2,650 s.f of office

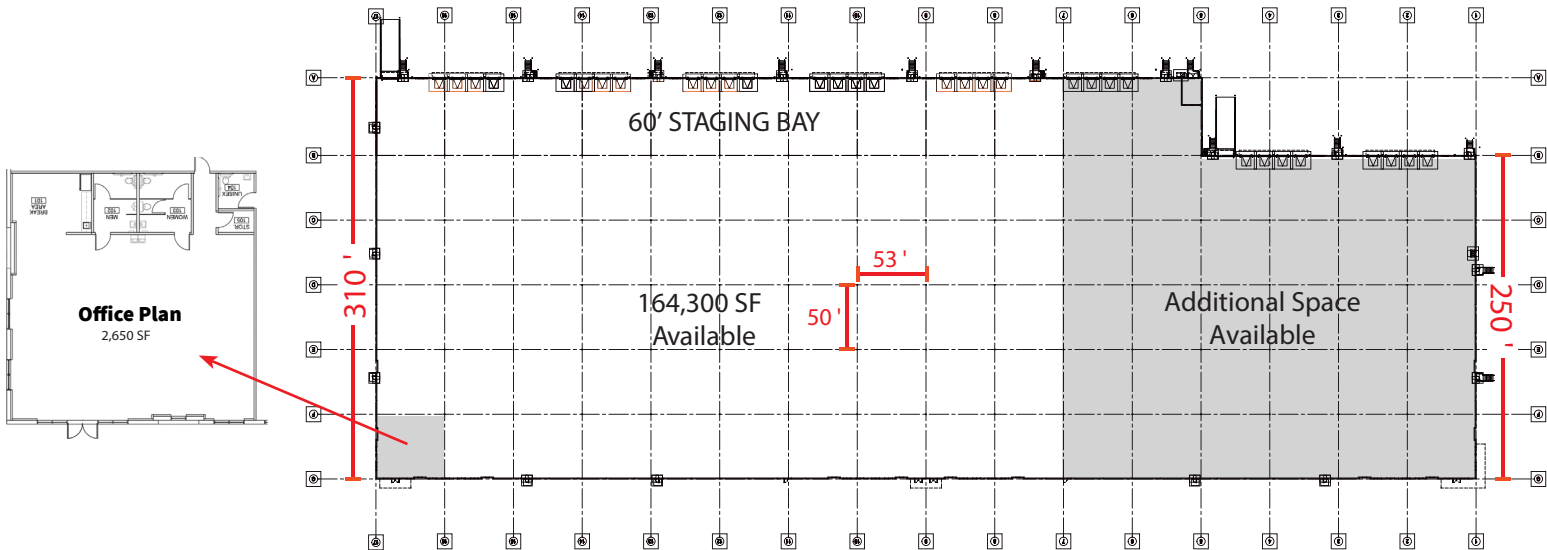
LEX: 11/30/2026

# Property specifications

Available s.f.	± 164,300 SF
Office s.f.	±2,650 SF
Clear Height	30'
Building Depth	310'
Loading	(20) Dock high doors (9' x 10') & EOD levelers (1) Drive in door (12' x 14')
Rate	\$5.60/SF NNN
TICAM	\$1.39/SF
LEX	11/30/2026
Features	(10) forklift chargers Warehouse restrooms (not shown) 12 off-dock trailer spots



## Floorplan



Interstate 485



Interstate 77



CLT Intl Airport



Charlotte CBD

