

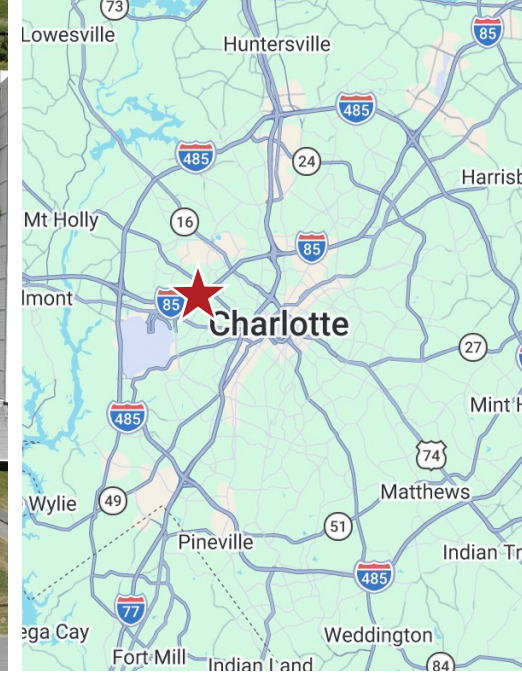
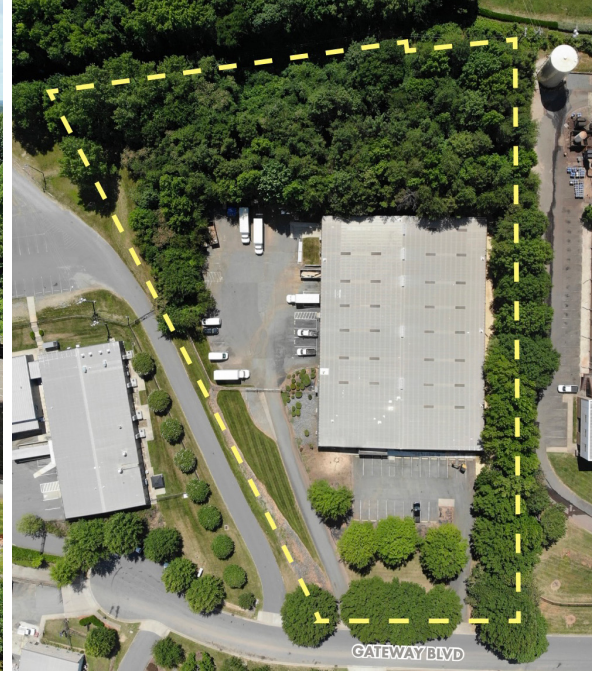
GATEWAY BLVD

2007 GATEWAY BLVD CHARLOTTE NC 28208

SUBLEASE

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PROPERTY HIGHLIGHTS

- ± 36,000 SF Industrial Sublease Opportunity
- ± 32,000 SF Warehouse / ±4,000 SF Office
- 4 Dock-High Doors
- 1 Drive-In Door
- 18' Clear Height
- Lease Term through May 31, 2032
- Located at 2007 Gateway Blvd., Charlotte, NC 28208
- \$11.85 PSF NNN

DEMOGRAPHICS (2026)



POPULATION

1 Mile: 9,335
3 Miles: 62,635
5 Miles: 203,755



AVG. HH INCOME

1 Mile: \$91,522
3 Miles: \$99,368
5 Miles: \$127,740



DAYTIME EMPLOYEES

1 Mile: 4,776
3 Miles: 36,475
5 Miles: 165,804

BROKER CONTACT

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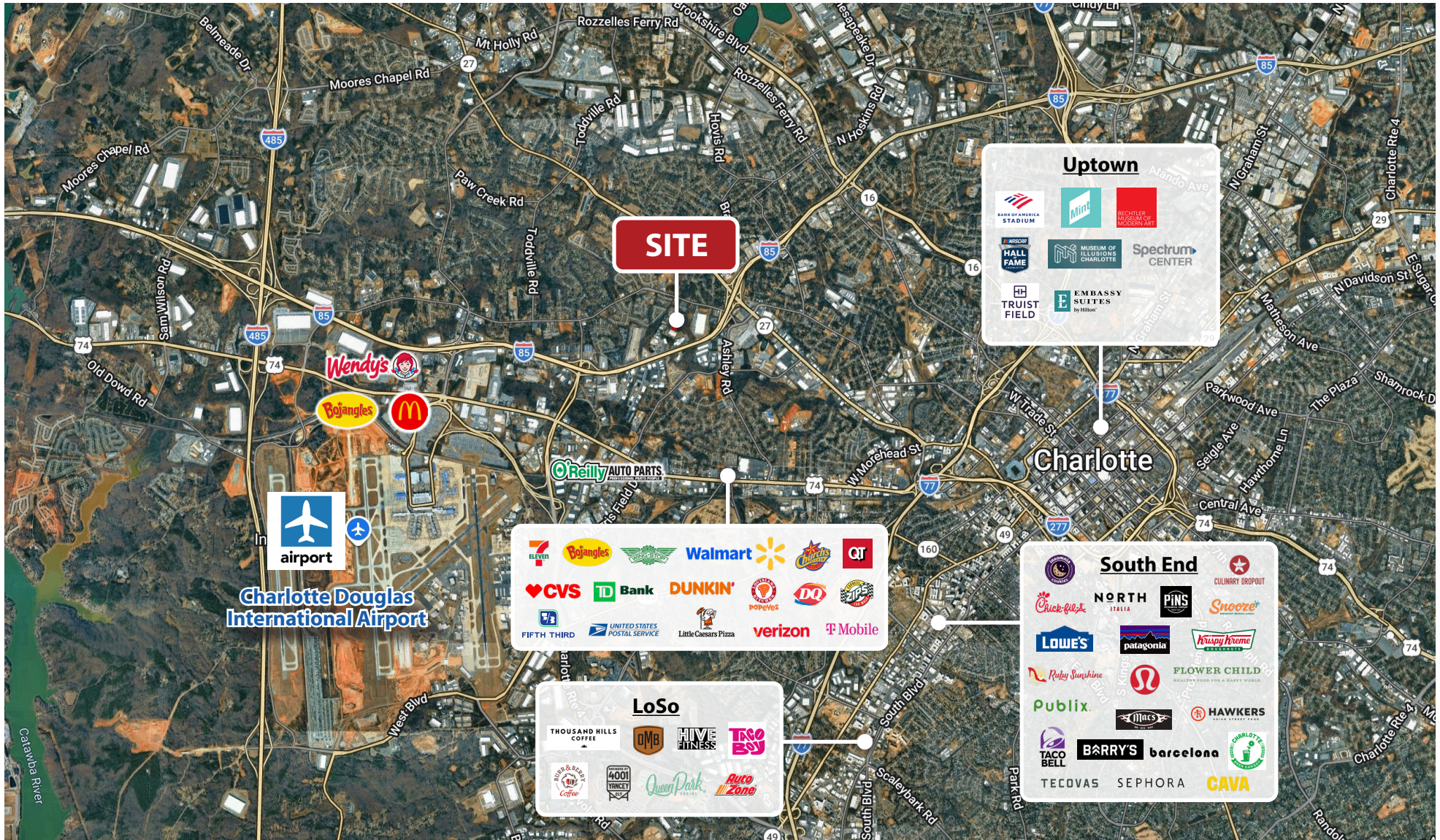
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AERIAL

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OFFICE PHOTOS

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WAREHOUSE PHOTOS

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GATEWAY BLVD

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LOCATION

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