

# BROOKWOOD XI

10616 GRANITE STREET, CHARLOTTE, NC  
**SUBLEASE | 60,800 SF**

Available September 1, 2025 | \$ - Negotiable Asking Price | Fully Racked Warehouse

**PATRICK MCGRATH**

Senior Director  
+1 704 887 3038  
patrick.mcgrath@cushwake.com

**ANDREW DELAMIELLEURE**

Managing Director  
+1 704 887 3020  
andrew.delamielleure@cushwake.com



**CUSHMAN &  
WAKEFIELD**



# PROPERTY HIGHLIGHTS

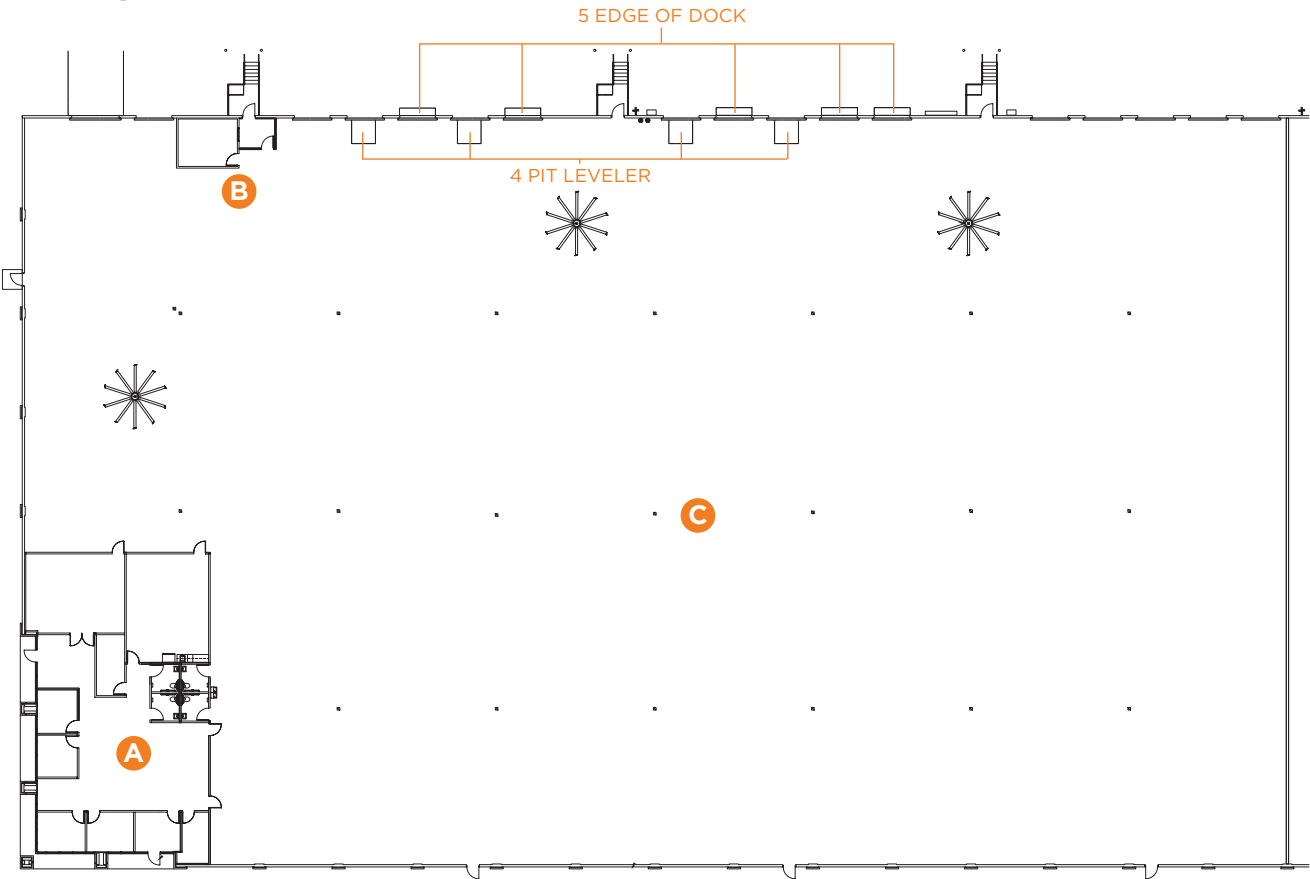


**TOTAL SF 91,200SF**

60,800 Total Available SF  
(320' x 190' - 8 Bays)

- A** 3,804 SF Main Office
- B** 275 SF Shipping Office
- C** 56,721 SF Warehouse

July 31, 2028 Lease Expiration



**30'**

Clear Height



**ESFR**  
Sprinkler



**40' x 50'**  
Column Spacing



**16**  
Dock High Position



**1**

Drive-in



**LED**  
Motion Sensor

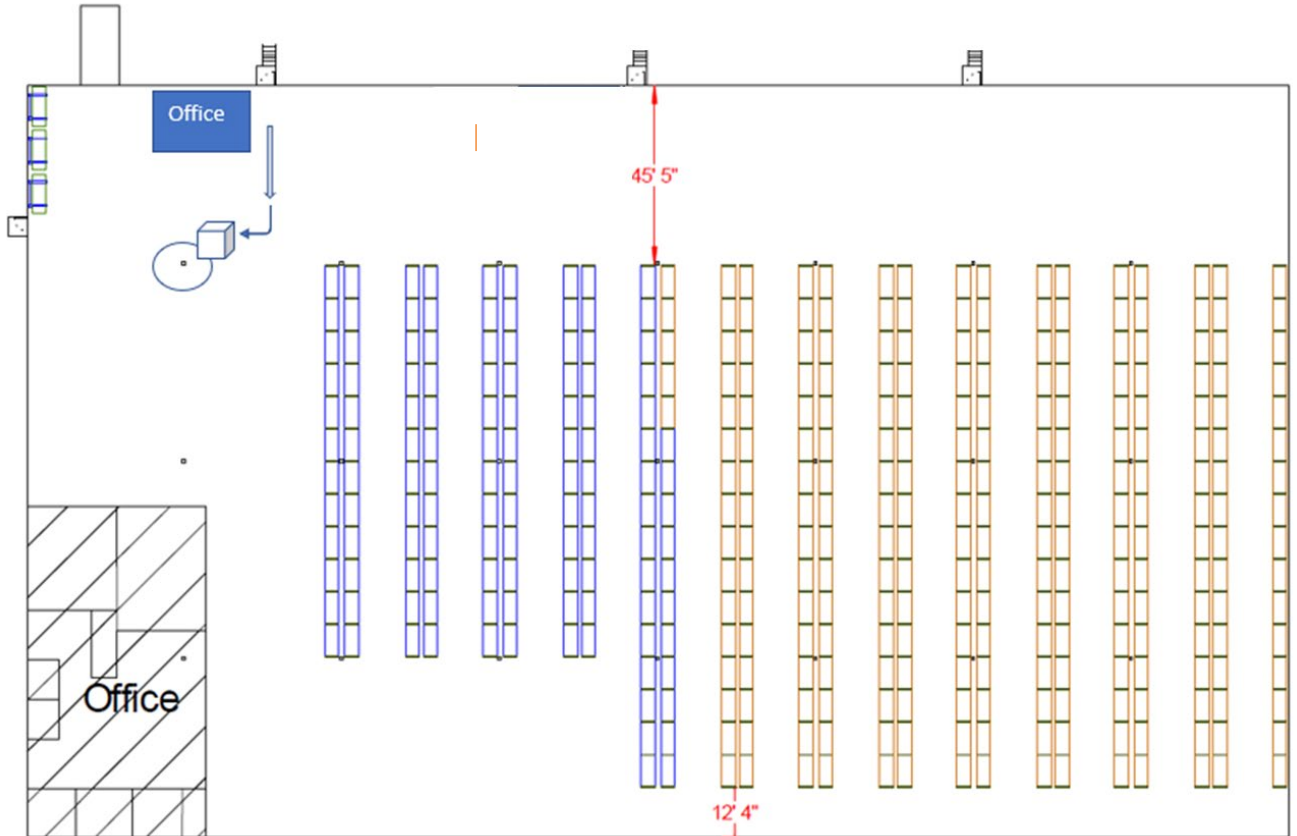
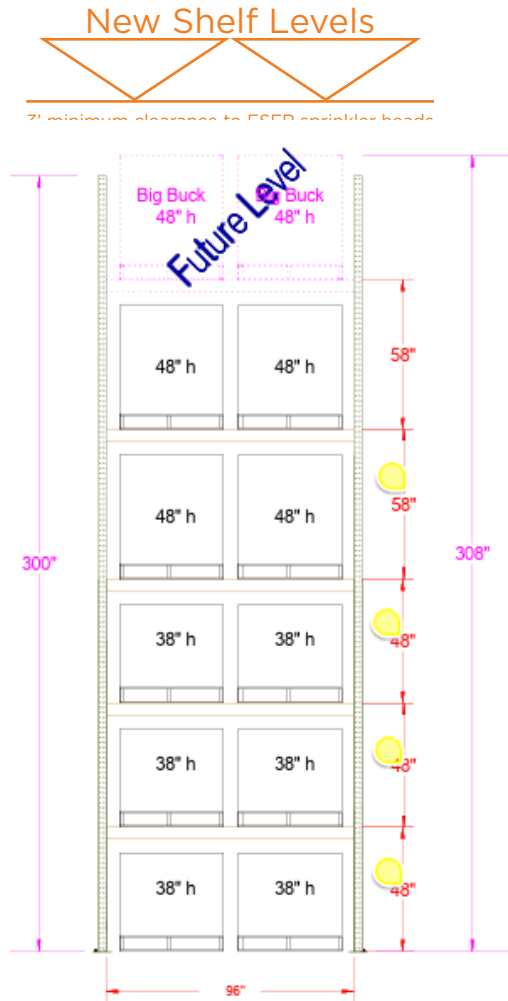


**125' TRUCK COURT**  
26 Auto Parking Spaces

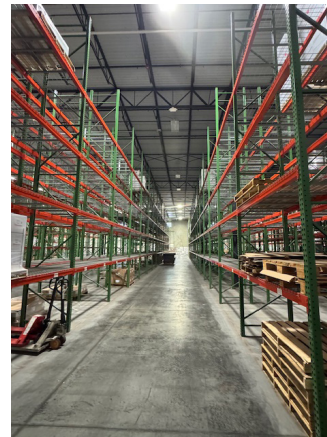


**200 AMPS**  
2 x 250 step-down AMP panels (Back Office)  
200 AMP Panel (Forklifts)

# RACKING



**ELEVATION NOTES:**  
 VARIOUS HEIGHTS 2,200 LB. MAX WT. PALLET BEAMS  
 ARE 4.3" X 96" - IBN43096 6,111 CAP PER PAIR  
 UPRIGHTS ARE IU35420300 29,500 CAP AT 60"  
 SPACING 5" X 7" X 3/8" FOOTPLATES



# LOCATION



10616 Granite Street,  
Charlotte, NC



## CONTACT INFORMATION

**PATRICK MCGRATH**  
Senior Director  
+1 704 887 3038  
patrick.mcgrath@cushwake.com

**ANDREW DELAMIELLEURE**  
Managing Director  
+1 704 887 3020  
andrew.delamielleure@cushwake.com



19 min, 24 miles  
**I-85**



6 min, 1 miles  
**I-485**



4 min, 1 miles  
**I-77**



22 min, 20.6 miles  
**CHARLOTTE  
DOUGLAS  
INT. AIRPORT**



20 min, 18 miles  
**UPTOWN  
CHARLOTTE**



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.