

SUBLEASE

Manufacturing Solutions Center II

350 5th Avenue SE

Conover, NC 28613



- + **Sublease - Flex/Industrial**
- + **10,000 - 14,860 Square Feet Available**
- + Flexible Term: 36 months up to November 30, 2027



CONTACT INFORMATION

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FOR SUBLEASE

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350
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PROPERTY INFORMATION

- + Available Space: 10,000 - 14,860 SF
- + Warehouse Space with 5 private offices
- + Covered and lit dock-high loading platform with mechanical pit leveler accessed by a 12'x10' roll-up door
- + Drive-in access via loading ramp
- + Ceiling Height: 16' Clear
- + 5" concrete slab
- + 30' column spacing
- + Fiber network with Wi-Fi capability
- + Fully conditioned space
- + LED lighting throughout

Amenities:



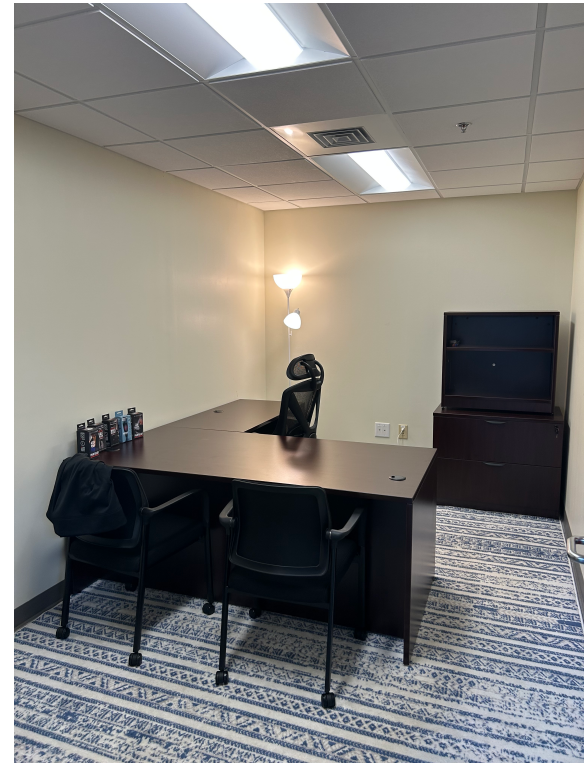
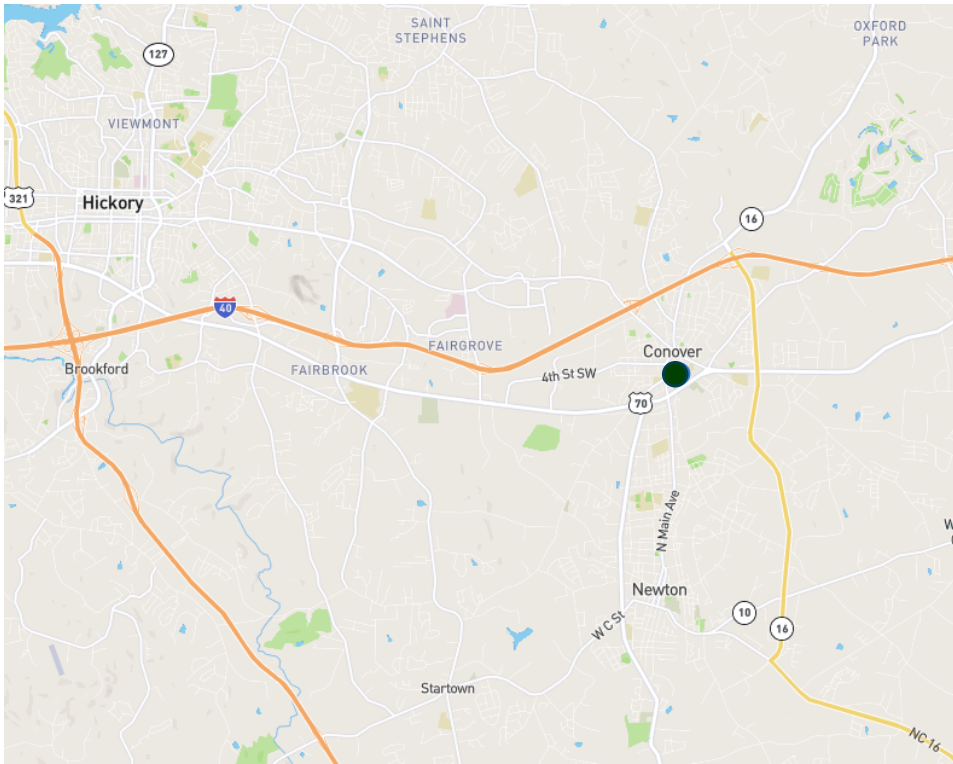
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MAP & OVERVIEW



- + Brand new facility with collaborative workspace and high-end common areas.
- + Sublessee will have access to shared conference rooms, work areas and break rooms.
- + Offered space has access to handicap-accessible restrooms, and handicap-accessible breakroom with refrigerator, ice maker, sink, and multiple vending machines.
- + Building has key fob security enabled entry and 24 hour surveillance.

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