

# FOR SUBLEASE

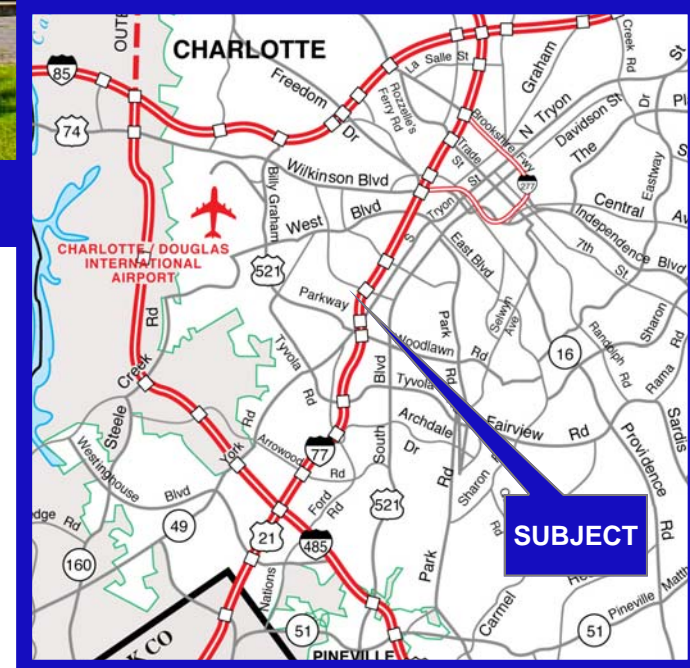
601 MICHAEL WYLIE DRIVE  
CHARLOTTE, NORTH CAROLINA



## FREE STANDING OFFICE/WAREHOUSE BUILDING

- ±16,725 SF
- ±2,529 SF of office
- 2 (8'x10') dock doors
- 1 (12'x12') grade-level door
- ±1 acre
- 16' Clear Height
- I-2 Zoning
- Available for Sublease through 10/31/11
- ±2 miles from I-77
- ±5 miles from Charlotte Douglas International Airport

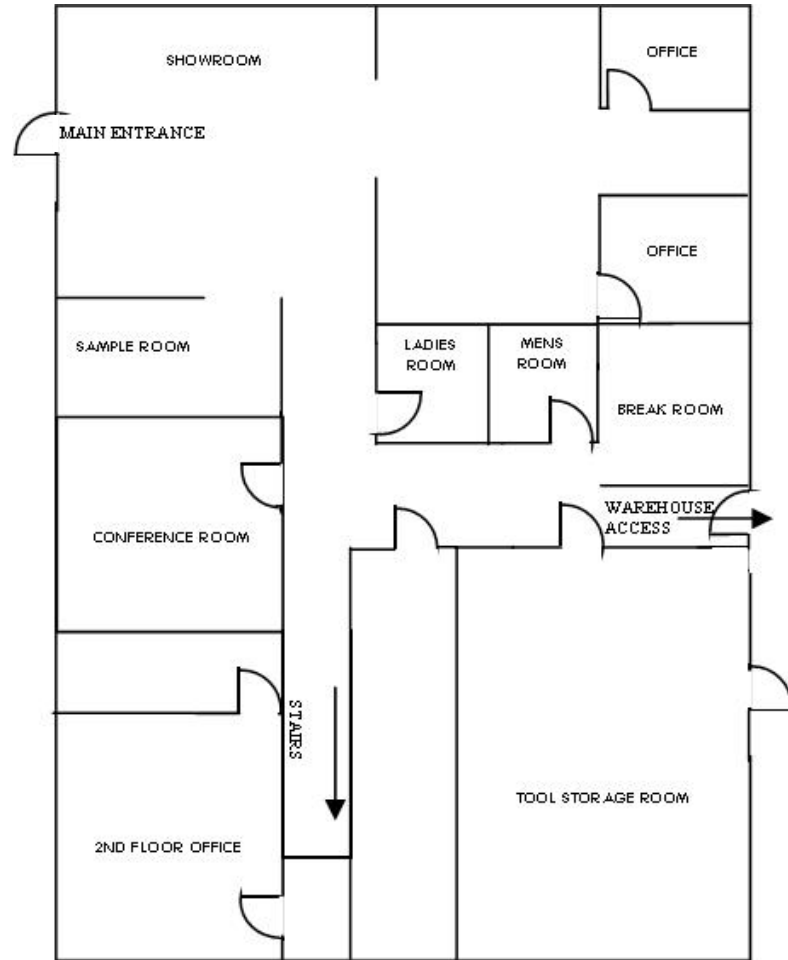
**CLARUS**  
PROPERTIES, INC



# 601 MICHAEL WYLIE DRIVE



## OFFICE FLOOR PLAN



*This drawing is a sketch of our existing knowledge of the building. It is not to scale*

## FOR LEASING INFORMATION CONTACT:

TEDDY CHAPMAN, SIOR  
[tchapman@clarusproperties.com](mailto:tchapman@clarusproperties.com)  
**704.409.2363**

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.

**CLARUS**  
P R O P E R T I E S . I N C