

INDUSTRIAL FOR LEASE

±30,000 TO ±70,000 SF AVAILABLE



11520 GRANITE ST | CHARLOTTE, NC 28273

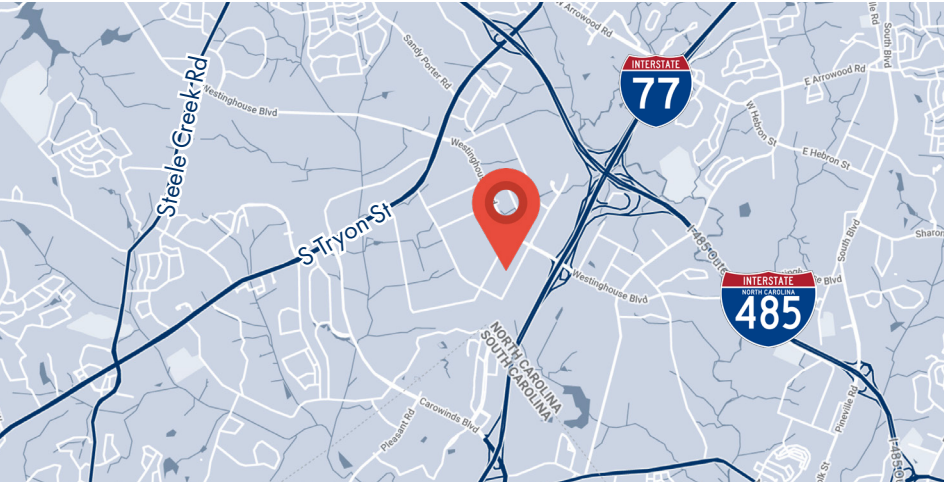
CHRISTIAN SAMARTINO, SIOR
704.248.9595
cts@piedmontproperties.com

PROPERTY HIGHLIGHTS

11520 GRANITE ST | CHARLOTTE, NC 28273

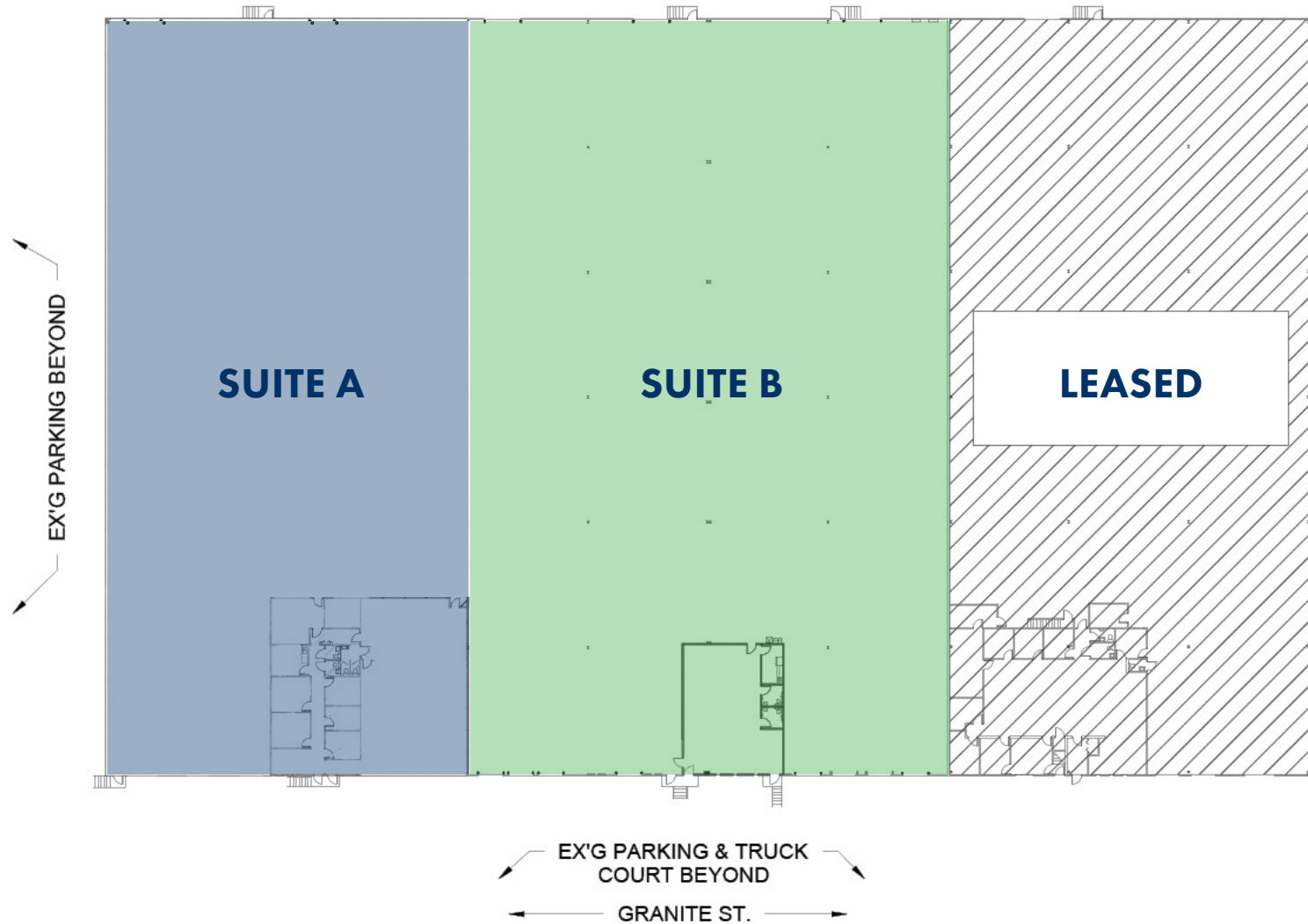
	SUITE A	SUITE B
SQUARE FOOTAGE	±30,000 SF Total ±3,900 SF Office ±26,100 SF Warehouse	±40,000 SF Total ±1,493 SF Office ±38,507 SF Warehouse
LOADING	4 Dock High Doors (8'x10') 2 Edge of dock levelers	8 dock high doors w/ EOD levelers (8'x10')
FEATURES	24' Clear Height 40' x 41'8" Column Spacing Dry Sprinkler System ±0.5 acres outdoor storage	24' clear height 40' x 41'8" Column Spacing Dry Sprinkler System LED Lights
ZONING	Zoned ML-2, Outdoor storage permitted	
LOCATION	Less than a mile from I-77 & I-485 (off Exit 1)	

CONTACT BROKER FOR LEASE RATES



FLOOR PLAN

11520 GRANITE ST | CHARLOTTE, NC 28273



SUITE A - INTERIOR PHOTOS

11520 GRANITE ST | CHARLOTTE, NC 28273



LOCATION

11520 GRANITE ST | CHARLOTTE, NC 28273

