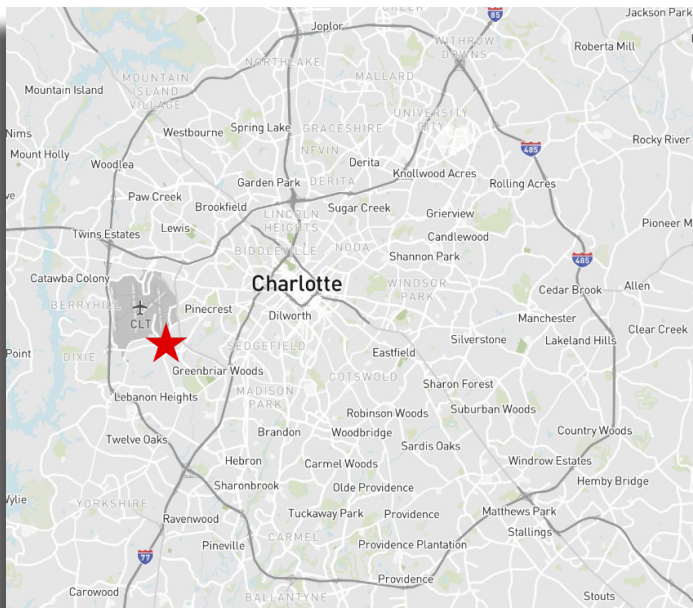


# For Lease

3125-A HORSESHOE LANE  
CHARLOTTE, NC



## AIRPORT COMMERCE CENTER | Building I

### Property Highlights

- ± 16,200 s.f. available
- ±1,100 s.f. of office
- End cap suite
- Excellent interstate access
- Close proximity to CLT Int'l airport
- Available for immediate occupancy

Owned by:



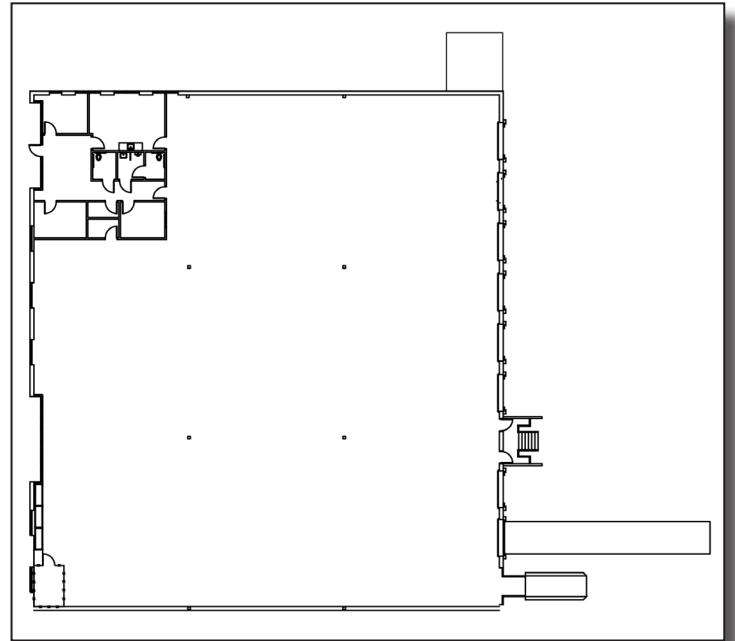
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# Space **features**

- Available space: ± 16,200 s.f.
- Office: ± 1,100 s.f.
- Clear Height: 20'
- Sprinkler: ESFR
- Dock Doors: 9
- Building Depth: 120'
- Parking Spaces: Abundant
- Column Spacing: 45' x 40'
- Rate: \$9.95/SF NNN
- Est. 2023 TICAM: \$1.78/s.f
- Availability: Immediately



# Location **features**

- CLT Int'l Airport ± 1 mile
- I-485 ± 2.5 miles
- I-77 ± 3.5 miles
- I-85 ± 4 miles

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