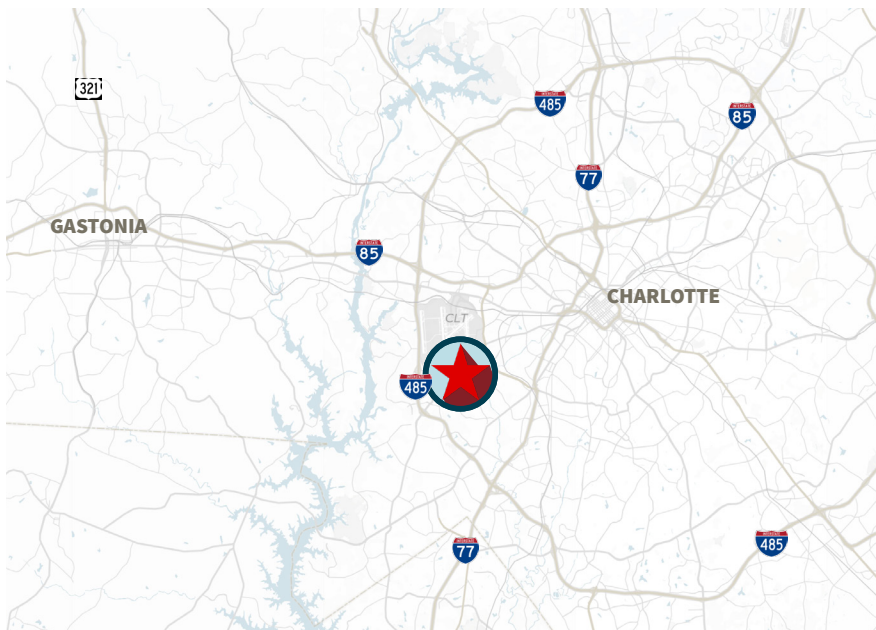




± 18,436 SF
FOR LEASE

3035-J HORSESHOE LANE | CHARLOTTE, NC

Airport Commerce Center Available For Lease



Property Highlights

± 18,436 SF available

± 1,587 SF office

Excellent interstate access

Close proximity to CLT Int'l airport

Available 2/1/2024

Brad Cherry, CCIM, SIOR
+1 704 927 3004
brad.cherry@jll.com

Spencer Yorke
+1 704 927 3004
spencer.yorke@jll.com

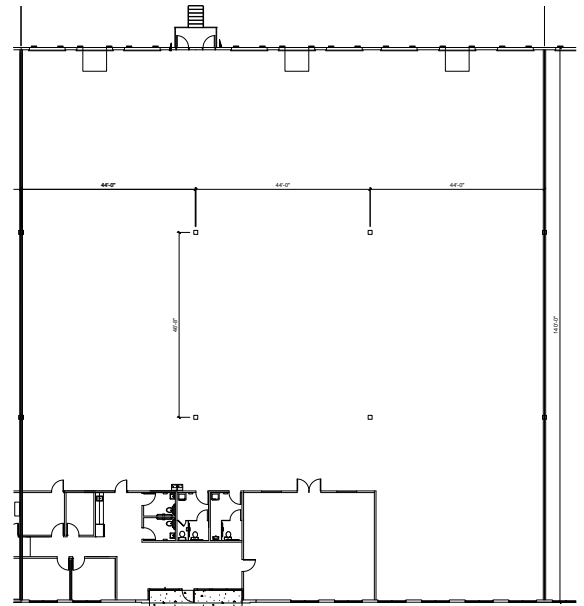
Rich Grieder
+1 704 804 5783
rich.grieder@jll.com

Owned by:



Property Specifications

Available Space	±18,436 SF
Office Space	±1,587 SF
Clear Height	24'
Sprinklers	ESFR
Loading	9 Dock High Doors
Column Spacing	44' X 46'8"
Power	200 amp, 277/480V 3ph
TICAM	\$1.75/SF
Availability	2/1/2024



Location Features

- ± 1 mile to CLT Intl Airport
- ± 2.5 miles to I-485
- ± 3.5 miles to I-77
- ± 4 miles to I-85



Brad Cherry, CCIM, SIOR
+1 704 927 3004
brad.cherry@jll.com

Spencer Yorke
+1 704 927 3004
spencer.yorke@jll.com

Rich Grieder
+1 704 804 5783
rich.grieder@jll.com

