



 **JLL** SEE A BRIGHTER WAY

For lease

**3035 Horseshoe Lane, Suite A
Charlotte, NC 28208**

**± 7,910 SF Industrial end-cap unit
with ± 3,610 SF of office space**

Brad Cherry, CCIM, SIOR
Executive Managing Director
brad.cherry@jll.com
+1 704 905 1766

Rich Grieder
Managing Director
rich.grieder@jll.com
+1 407 619 0730

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



EASTGROUP
PROPERTIES

Property specifications

Address	3035-A Horseshoe Lane Charlotte, NC 28208	
Property Area	Office	±3,610 SF
	Warehouse	±4,300 SF
	Total	±7,910 SF
Sprinkler	ESFR	
Clear Height	24'	
Loading	(3) 9'w x 10'h dock high doors (1) 10'w x 12'h door with ramp	
Availability	8/1/2026	

1.0 mi

Charlotte Airport

3.5 mi

Interstate 85

3.8 mi

Interstate 485

4.5 mi

Interstate 77



● dock high door

▲ drive in door

