

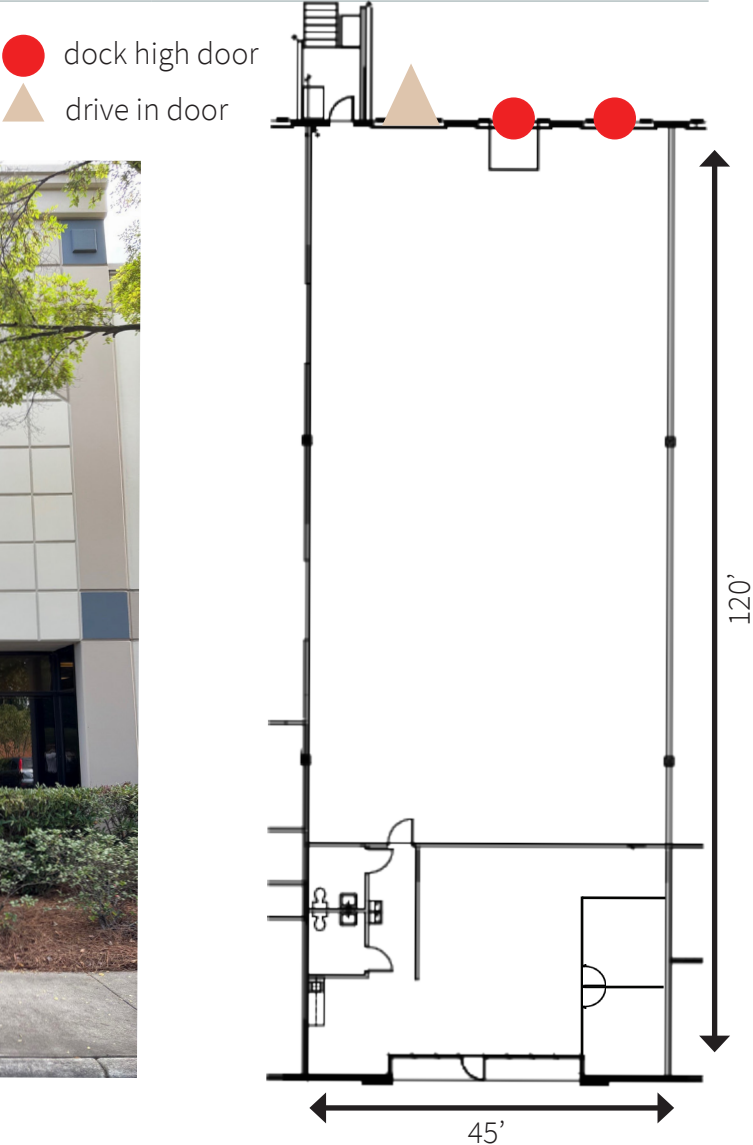
# For lease

**3125-E1 Horseshoe Lane  
Charlotte, NC 28208**

**± 5,393 SF Industrial with  
± 1,200 SF of office space**

# Property specifications

|               |                                              |           |
|---------------|----------------------------------------------|-----------|
| Address       | 3125-E1 Horseshoe Lane   Charlotte, NC 28208 |           |
| Property Area | Office                                       | ±1,200 SF |
|               | Warehouse                                    | ±4,193 SF |
|               | Total                                        | ±5,393 SF |
| Zoning        | Light Industrial                             |           |
| Electrical    | 225 Amps, 120/208V                           |           |
| Sprinkler     | Wet                                          |           |
| Clear Height  | 20'                                          |           |
| Loading       | 2 dock high doors                            |           |
|               | 1 ramped drive-in door                       |           |
|               | 1 pit leveler                                |           |
| Availability  | 2/1/2026                                     |           |





**4.0 mi**

Interstate 85

**2.5 mi**

Interstate 485

**3.5 mi**

Interstate 77

**1.0 mi**

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