

# 11401 GRANITE STREET

CROSSROADS DISTRIBUTION CENTER

11401 GRANITE STREET  
Charlotte, NC 28273



FOR LEASE

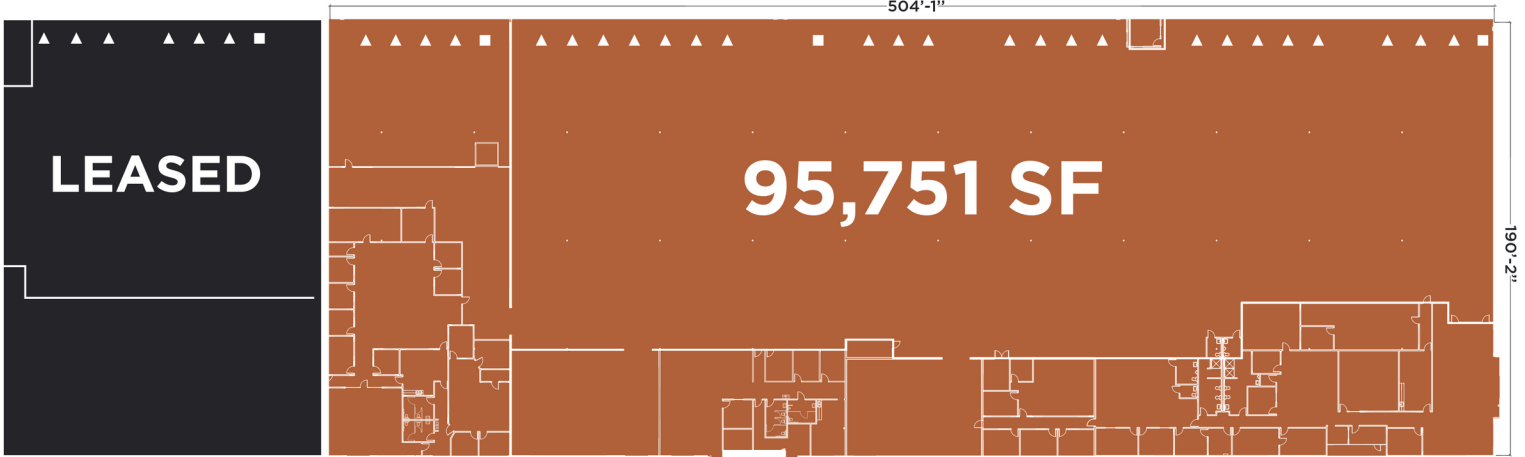
±95,751 SF

CROSSROADS I



LEASED BY





# CROSSROADS DISTRIBUTION CENTER

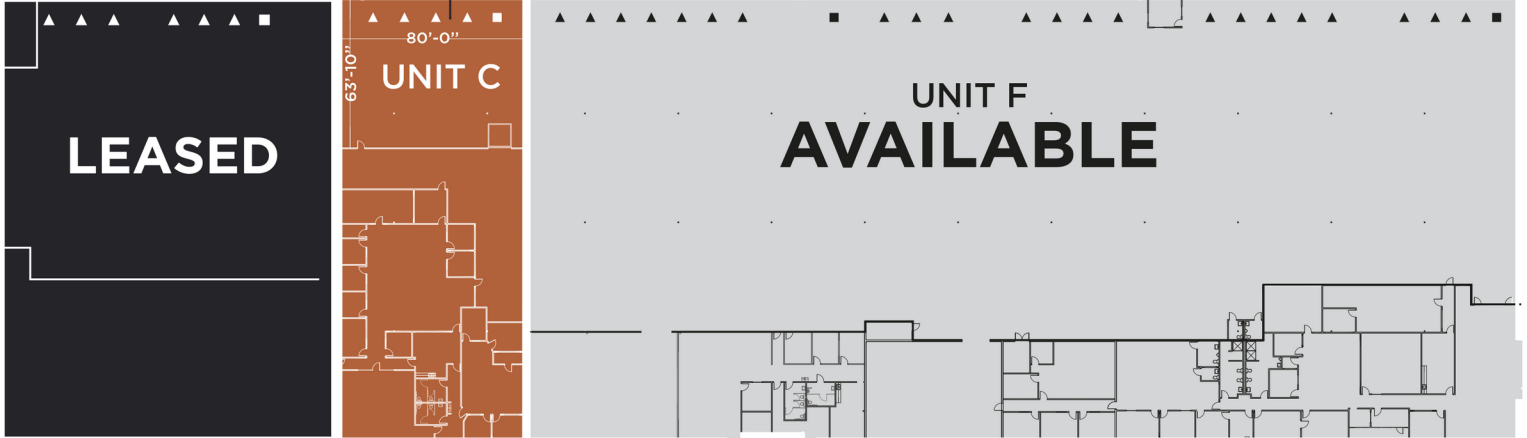
±95,751 SF

FOR LEASE

- I-77 Frontage
- Excellent Access to I-77 & I-485
- Close Proximity to CLT-Douglas International Airport

|                 |  |
|-----------------|--|
| Total Available | 95,751 SF                                |
| Office Area     | 28,890 SF                                |
| Clear Height    | 24'                                      |
| Dock Doors      | 26 Dock High (9'x10')<br>16 Pit Levelers |
| Drive-ins       | 3 Drive-ins (9'x10')                     |
| Column Spacing  | 40' x 40'                                |
| Fire Protection | ESFR                                     |

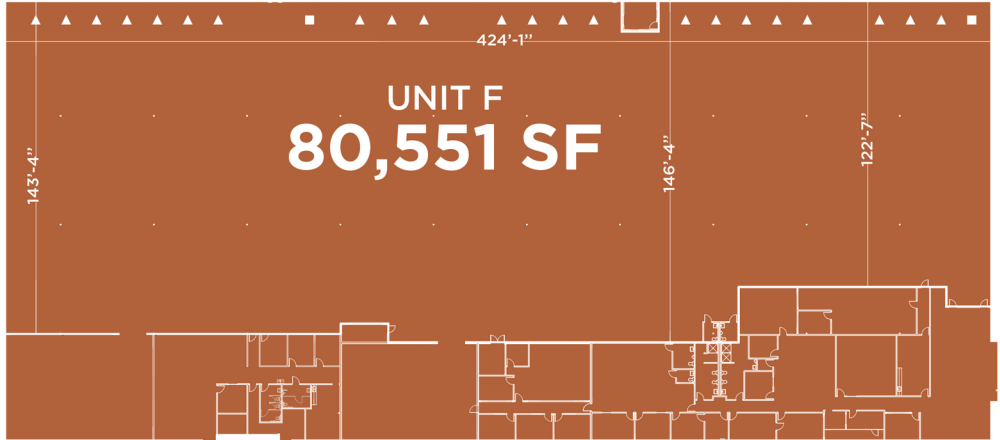
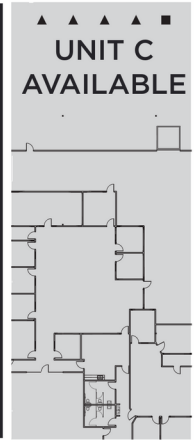
**15,200 SF**



## SUITE C

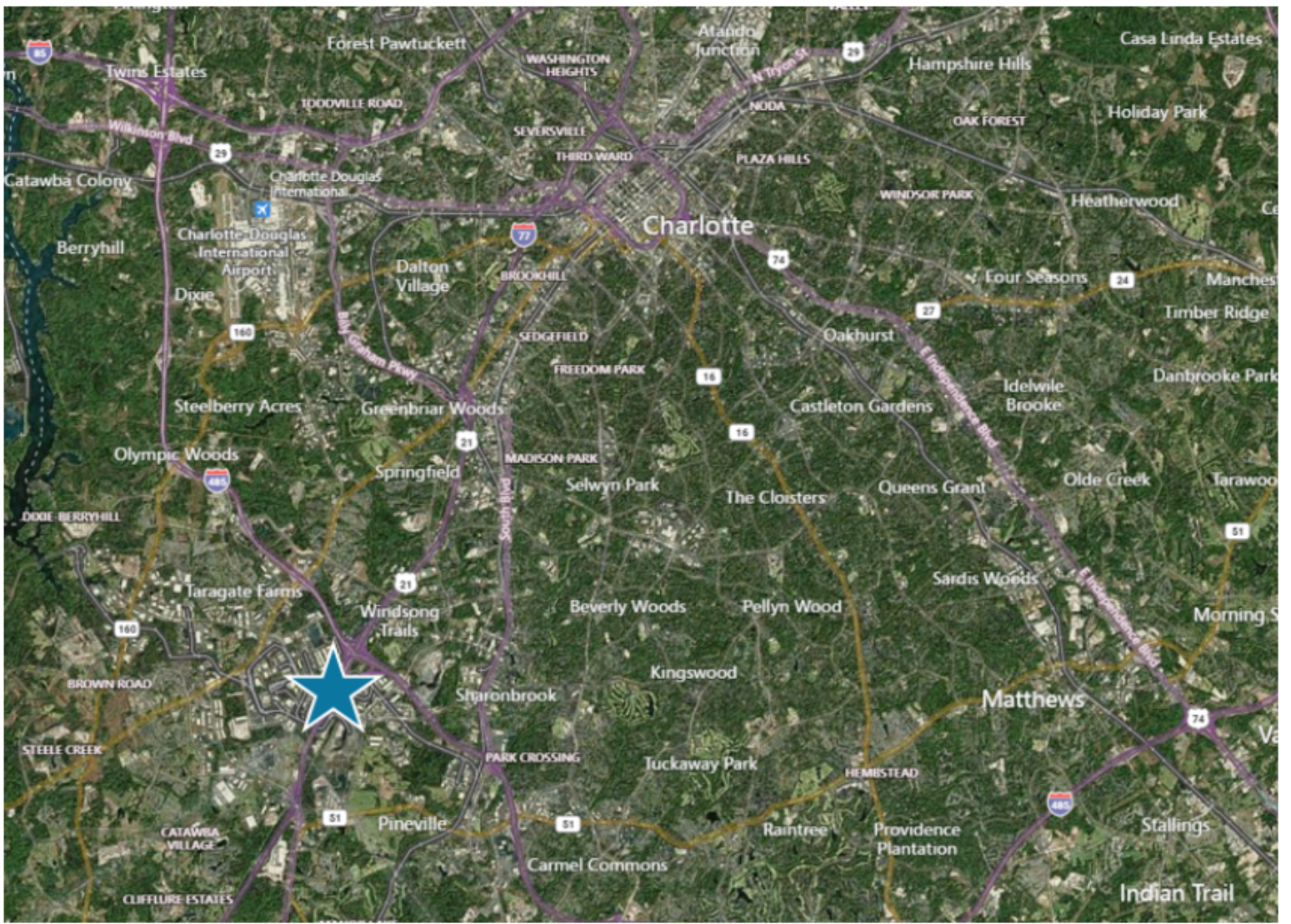
|                 |                      |
|-----------------|----------------------|
| Total Available | 15,200 SF            |
| Office Area     | 7,314 SF             |
| Clear Height    | 24'                  |
| Dock Doors      | 4 Dock High (9'x10') |
| Drive-ins       | 1 Drive-in (9'x10')  |
| Column Spacing  | 40' x 40'            |
| Fire Protection | ESFR                 |

**LEASED**



## SUITE F

|                 |                       |
|-----------------|-----------------------|
| Total Available | 80,551 SF             |
| Office Area     | 21,576 SF             |
| Clear Height    | 24'                   |
| Dock Doors      | 22 Dock High (9'x10') |
| Drive-ins       | 2 Drive-ins (9'x10')  |
| Column Spacing  | 40' x 40'             |
| Fire Protection | ESFR                  |



## DRIVE TIMES

|                  |                        |
|------------------|------------------------|
| I-77             | .3 miles   3 minutes   |
| I-485            | 2.8 miles   6 minutes  |
| I-85             | 4.6 miles   11 minutes |
| Uptown Charlotte | 11 miles   18 minutes  |
| Raleigh, NC      | 175 miles   2.5 hours  |
| Atlanta, GA      | 244 miles   3.75 hours |

# CONTACT INFORMATION

11401 Granite Street  
Charlotte, NC, 28273

**Matt Treble**

matt.treble@cushwake.com  
(704) 335 4430

**Frances Crisler**

frances.crisler@cushwake.com  
(704) 620 6014

**Fermin Deoca**

fermin.deoca@cushwake.com  
(704) 335 4436

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