



 **JLL** SEE A BRIGHTER WAY

FOR LEASE

11801 Vance Davis Dr. | Charlotte, NC
Industrial space available for lease

± 30,545 SF

Property Overview

± 30,545 s.f. available for lease

- ± 4,095 s.f. of office
- 3 dock high doors
- 24' clear height

Multi-tenant facility

ESFR sprinkler system

Located in the I-77 North Corridor submarket

Available 1/1/2025

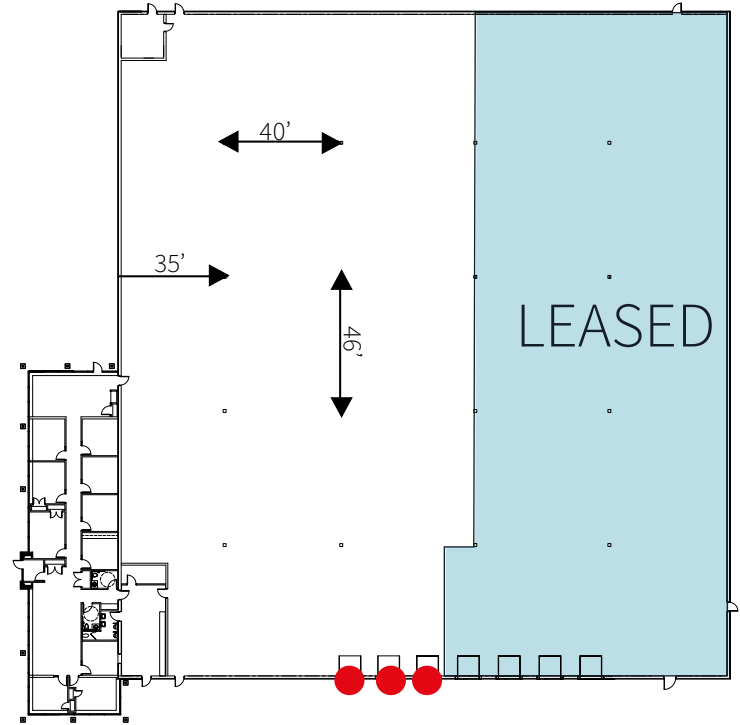
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JLL
650 S. Tryon St.
Suite 600
Charlotte, NC 28202

Property Specifications

Address	11801 Vance Davis Dr. Charlotte, NC
Available size	30,545 s.f
Office size	4,095 s.f
Submarket	I-77 North Corridor
Tenancy	Multi-tenant facility
Clear height	24'
Loading	3 dock high doors
Sprinklers	ESFR
Zoning	ML-1
Power	1,200 Amps, 3ph
Column Spacing	35' x 46' ; 40' x 46'
Lease Rate	\$8.75/SF NNN
Availability	11/1/2024



● Dock Positions

For more information:

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