



 **JLL** SEE A BRIGHTER WAY

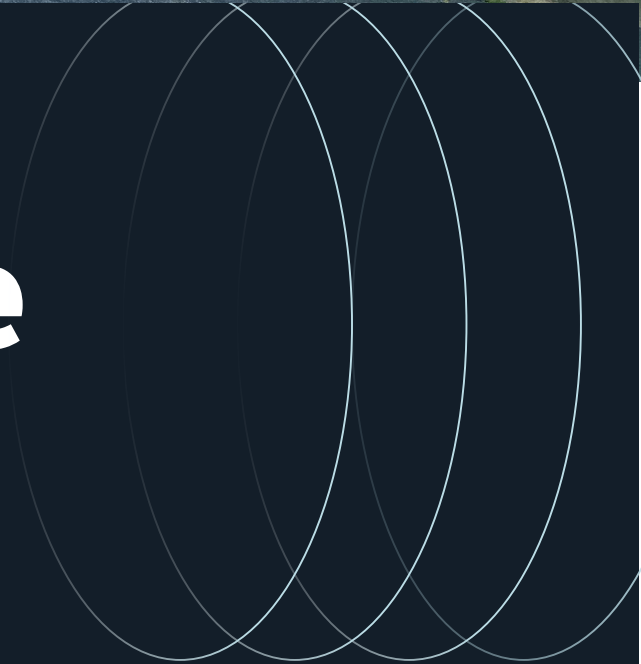
# For sublease

11835 Sam Roper Drive  
Charlotte, NC

12,913 SF Available Immediately

**Maria Downs**  
+1 802 881 1867  
maria.downs@jll.com

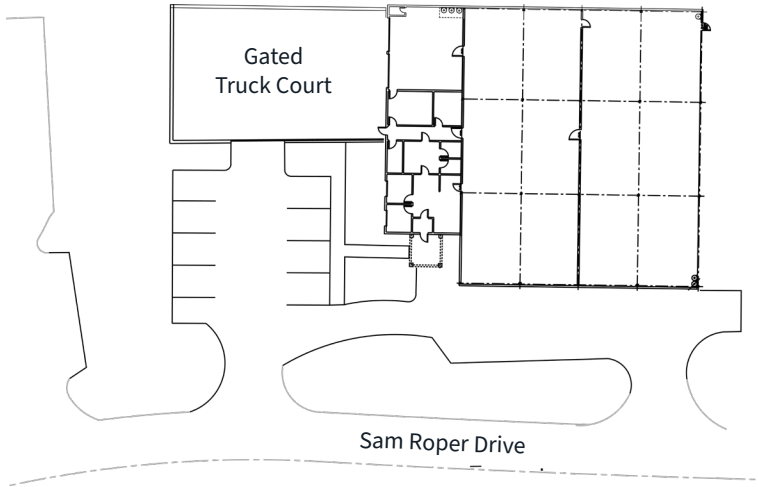
**Brad Cherry**  
+1 704 927 3013  
brad.cherry@jll.com



# 11835 Sam Roper Dr. Charlotte, NC

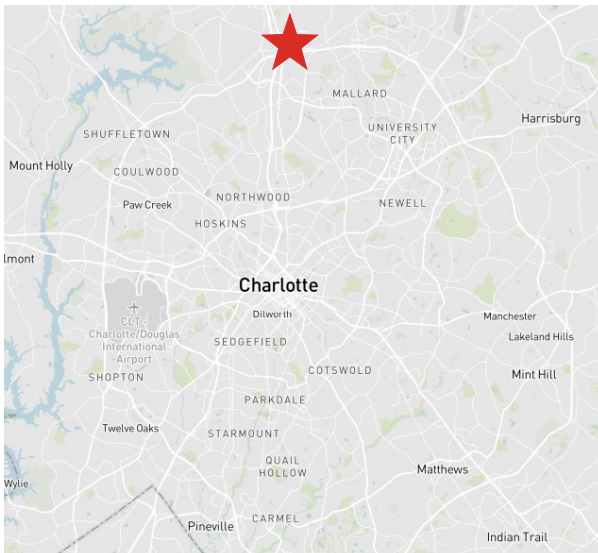
## Highlights

Free-standing, single tenant building with 2 drive in doors, zoned BP, and close proximity to major Interstates



## Space Specifications

- Available SF: ±12,913
- Building Type: Free standing facility
- Loading: 2 drive in doors
- Clear Height: 14'
- Zoning: BP
- Availability: Immediately
- Lease Expiration: 5/31/2026
- Lease Rate: \$12.75
- Lease Type: Absolute net
- Features: Gated parking



**±.5 mile**

Distance to  
Interstate 485

**±1.5 miles**

Distance to  
Interstate 77

**±11 miles**

Distance to  
Charlotte CBD

**±18 miles**

Distance to  
CLT Int'l Airport

**Maria Downs**  
+1 802 881 1867  
maria.downs@jll.com

**Brad Cherry**  
+1 704 927 3013  
brad.cherry@jll.com