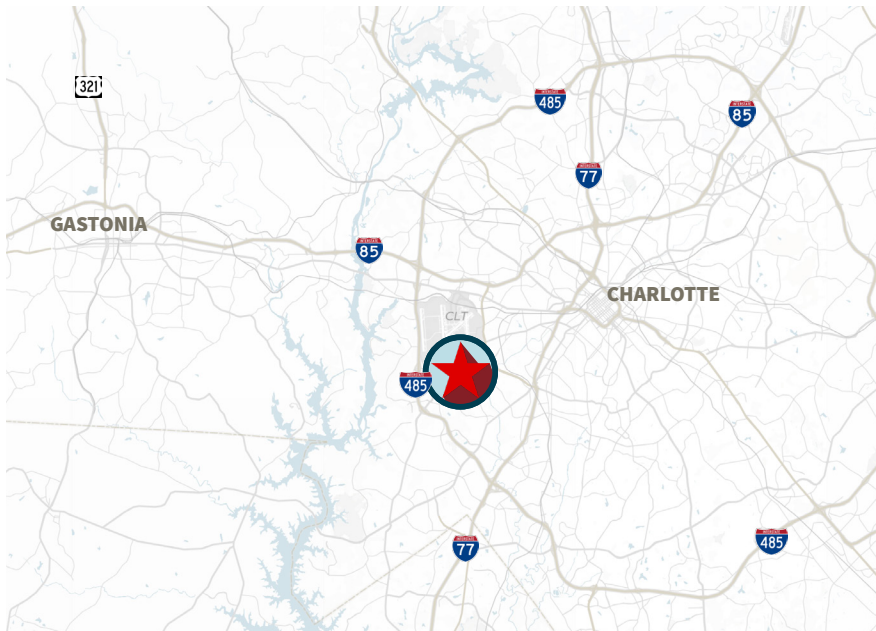




**± 12,353 SF
FOR LEASE**

3035-I HORSESHOE LANE | CHARLOTTE, NC

Airport Commerce Center Available For Lease



Property Highlights

± 12,353 SF available

± 600 SF office

Excellent interstate access

Close proximity to CLT Int'l airport

Available 2/1/2024

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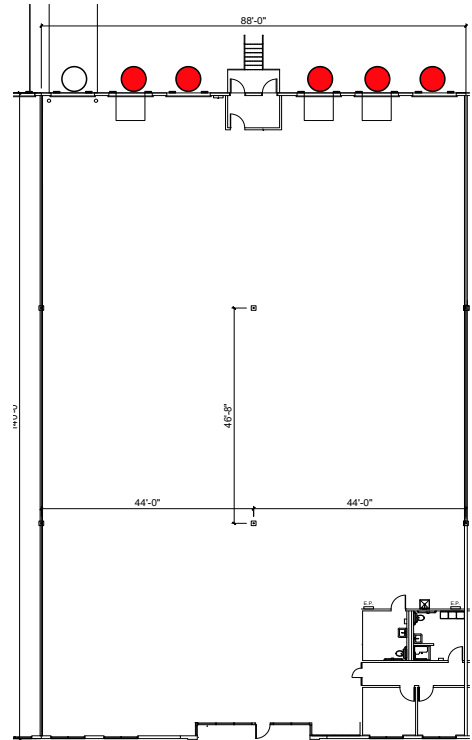
Rich Grieder
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Owned by:



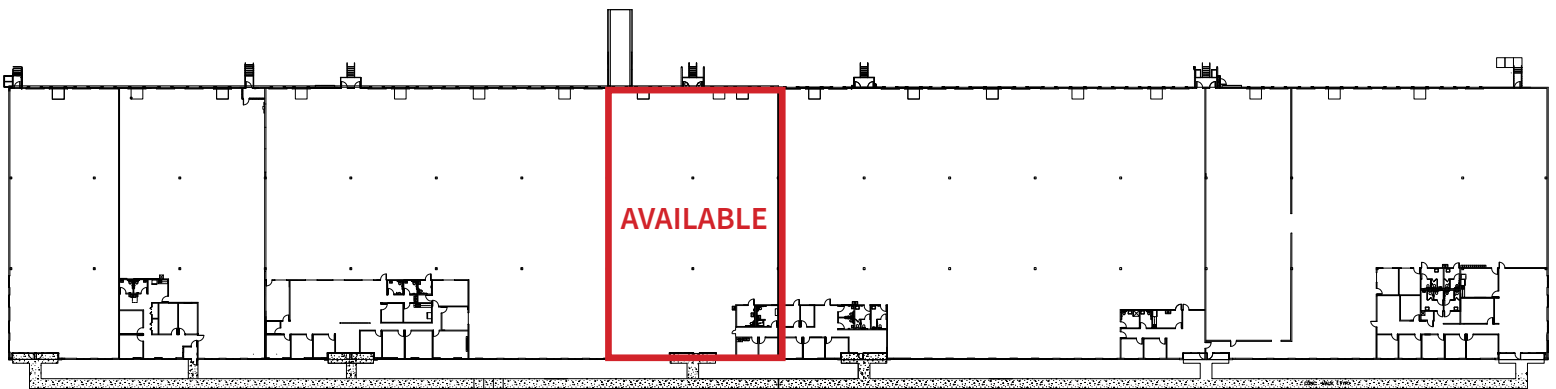
Property Specifications

Available Space	±12,353 SF
Office Space	±600 SF
Clear Height	24'
Sprinklers	ESFR
Loading	5 DH (3 pit levelers) 1 DI
Column Spacing	44' X 46'8"
Power	800 amp, 277/480V 3ph
TICAM	\$1.75/SF
Availability	2/1/2024



Location Features

- ± 1 mile to CLT Intl Airport
- ± 2.5 miles to I-485
- ± 3.5 miles to I-77
- ± 4 miles to I-85



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