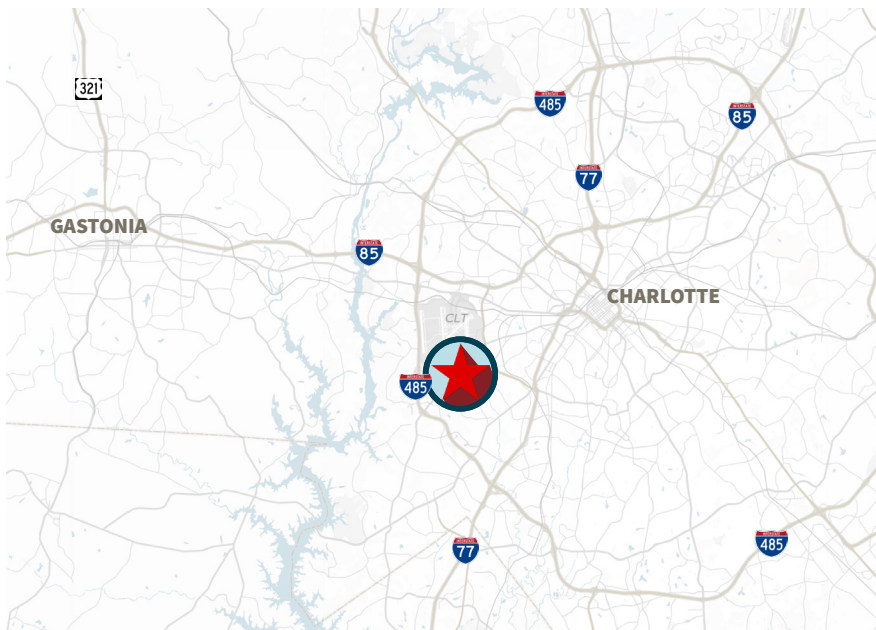




± 5,400 SF
FOR LEASE

3125-F HORSESHOE LANE | CHARLOTTE, NC

Airport Commerce Center Available For Lease



Property Highlights

±5,400 SF available

± 1,400 SF office

Excellent interstate access

Close proximity to CLT Int'l airport

Available 3/1/2024

Brad Cherry, CCIM, SIOR
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Spencer Yorke
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Rich Grieder
+1 704 804 5783
rich.grieder@jll.com

Owned by:



Property Specifications

Available Space	±5,400 SF
Office Space	±1,400 SF
Clear Height	20'
Sprinklers	ESFR
Loading	2 DH (1 pit levelers) 1 DI
Column Spacing	45' X 46'8"
Power	200 amp, 277/480V 3ph
TICAM	\$1.78/SF
Availability	3/1/2024



Location Features

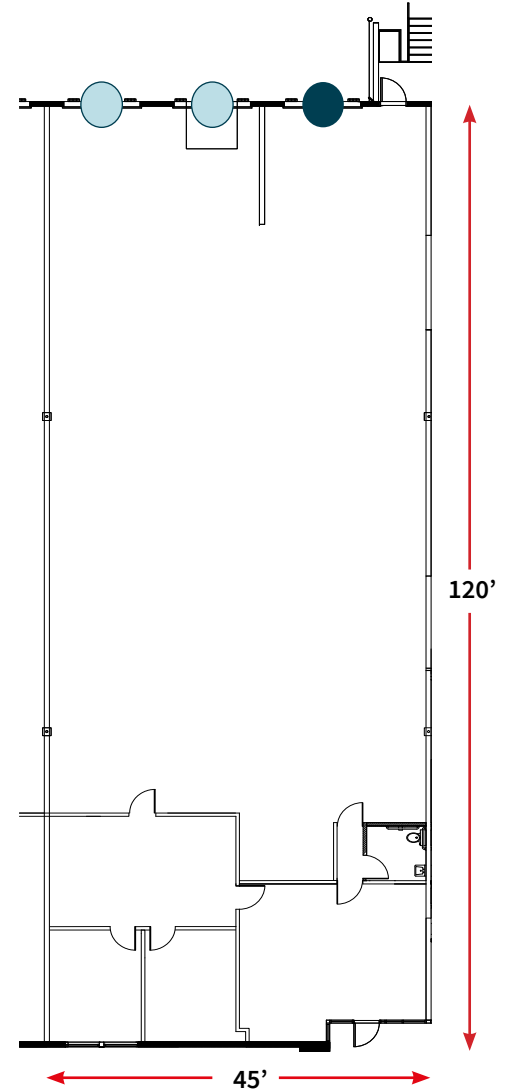
± 1 mile to CLT Intl Airport

± 2.5 miles to I-485

± 3.5 miles to I-77

± 4 miles to I-85

-  Dock High Door
-  Drive In Door



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