

# 11435 GRANITE STREET

CHARLOTTE

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Charlotte, NC 28273



FOR LEASE

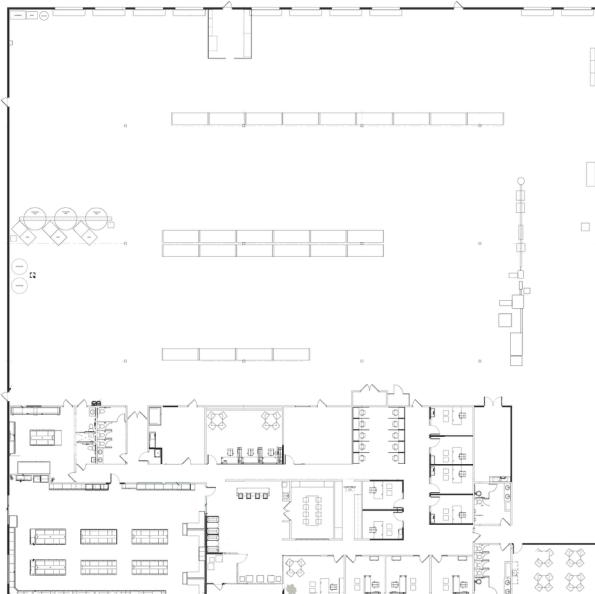
SUITE M

$\pm 39,993$  SF

 LINK

LEASED BY

 CUSHMAN &  
WAKEFIELD



## AVAILABLE JANUARY 1, 2026

Total Available	39,993 SF
Office Area	±11,224 SF
Clear Height	24'
Dock Doors	10 Dock High (9'x10')
Drive Ins	1 Drive In (20'x14')
Column Spacing	40' x 40'
Fire Protection	ESFR
Power	1,600 Amps   480/277 V

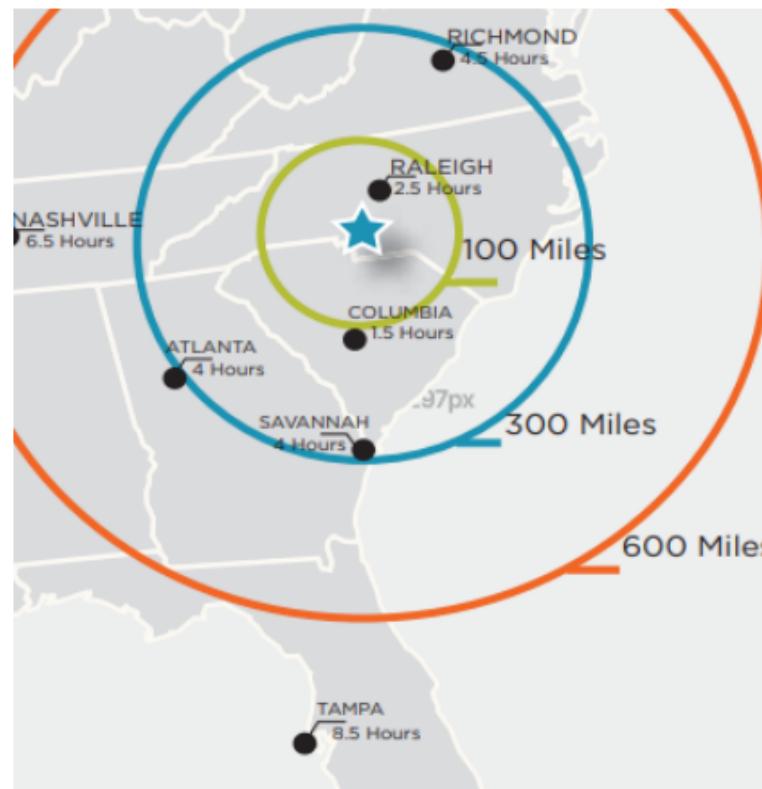
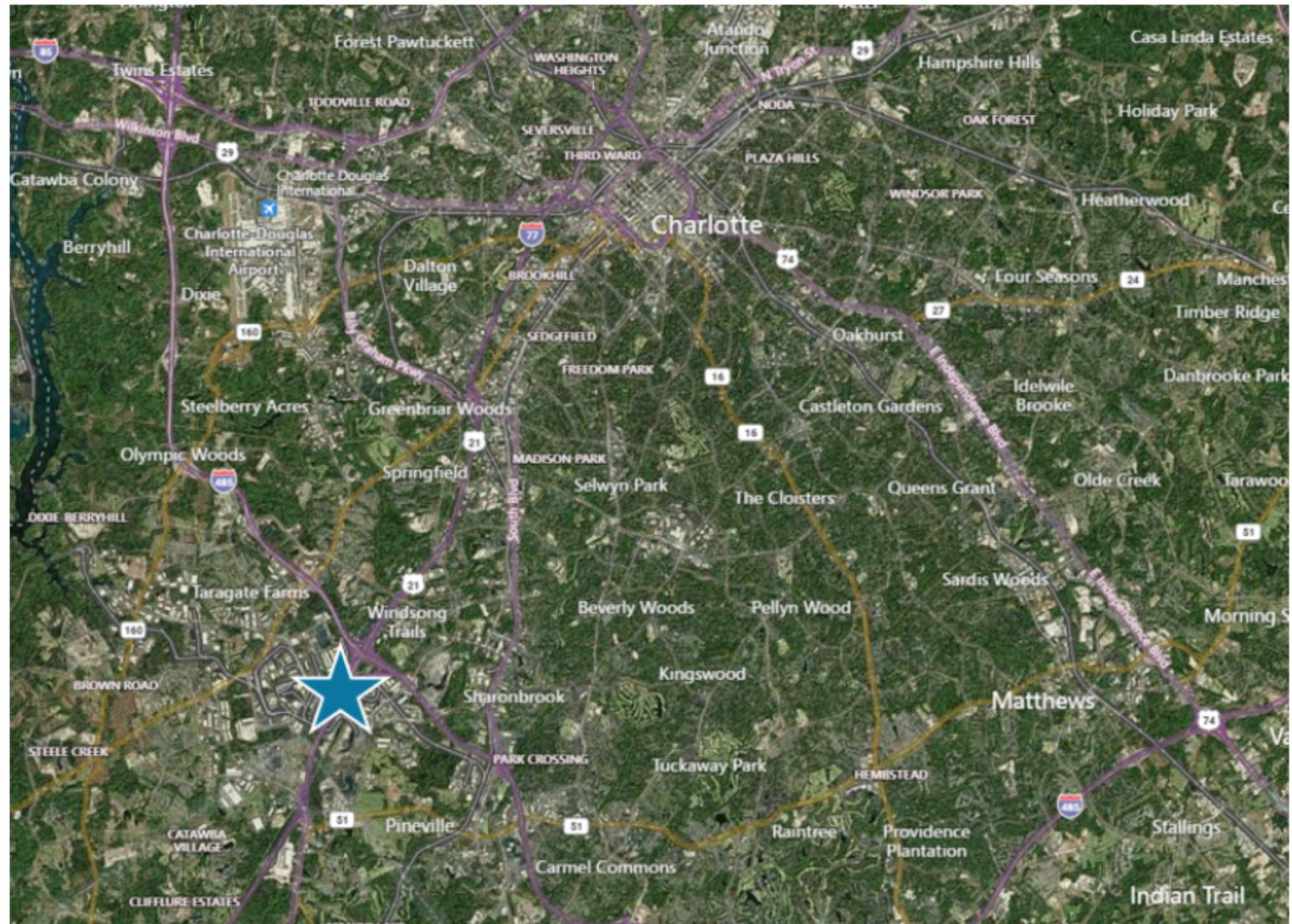
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**±39,993 SF**

→ Excellent Highway Visibility | I-77

→ Heavy Auto Parking

→ Close Proximity to CLT-Douglas International Airport

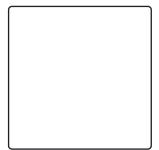


## DRIVE TIMES

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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



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