

11435 GRANITE STREET

Interstate Frontage & Warehouse HVAC Infrastructure

CHARLOTTE

11435 GRANITE STREET
Charlotte, NC 28273



FOR LEASE

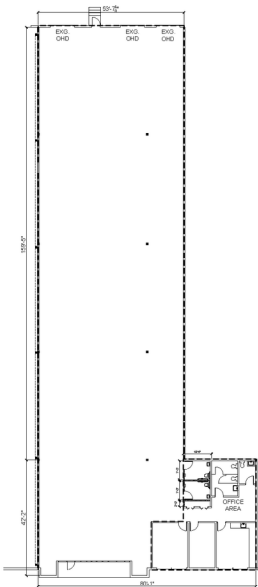
SUITE D

±11,852 SF



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AVAILABLE OCTOBER 1, 2026

Total Available	±11,852 SF
Office Area	±1,366 SF
Clear Height	24'
Dock Doors	3 Dock High (9'x10')
Column Spacing	40' x 40'
Fire Protection	ESFR

FOR LEASE

±11,852 SF



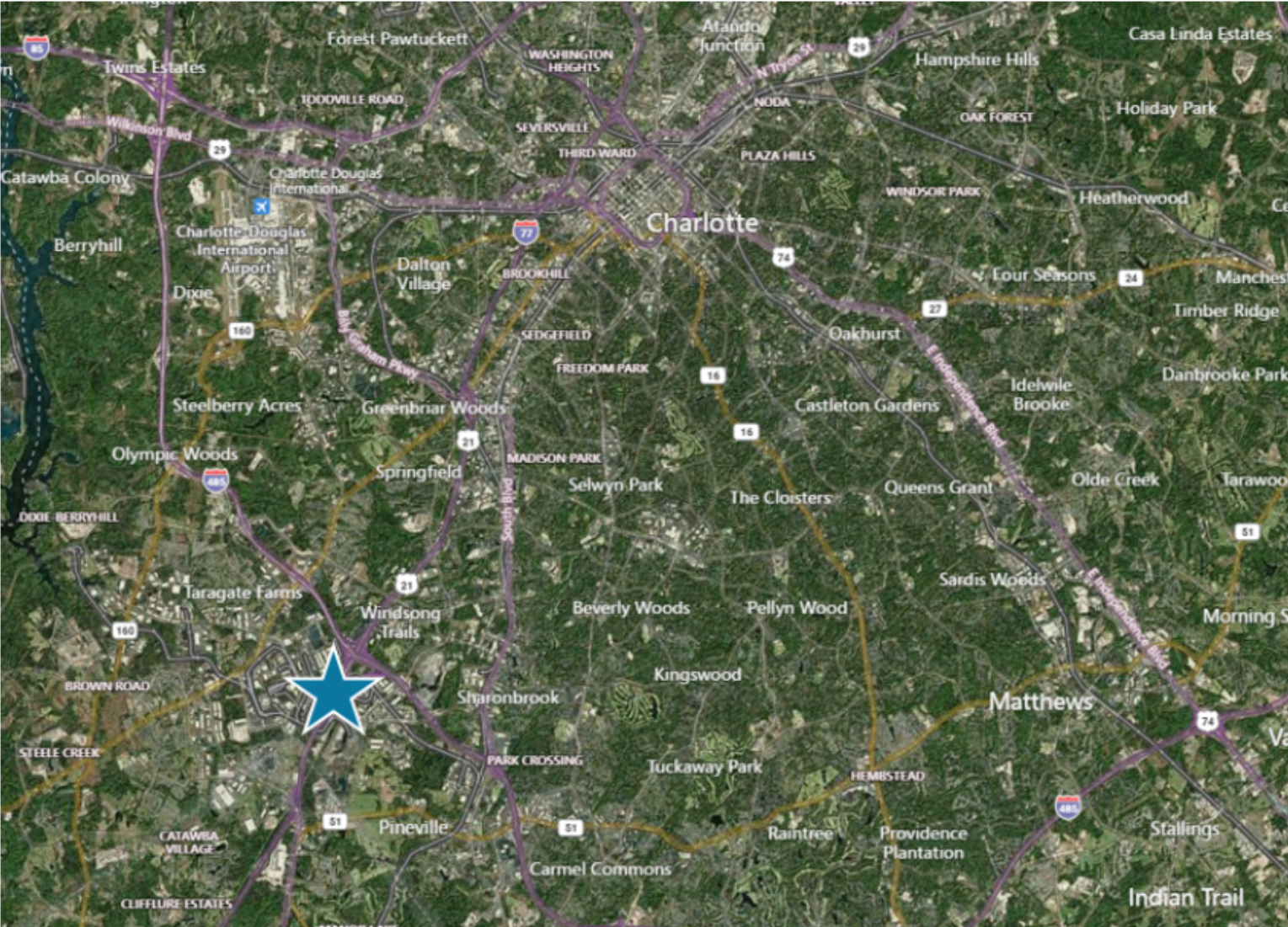
I-77 Frontage



Excellent Access to I-77 & I-485



Close Proximity to CLT-Douglas International Airport



DRIVE TIMES

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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