

# 11435 GRANITE STREET

CHARLOTTE

11435 GRANITE STREET  
Charlotte, NC 28273



FOR LEASE

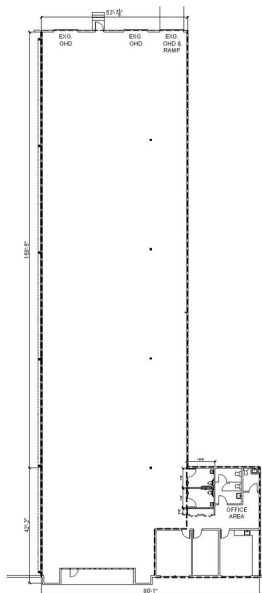
SUITE D

±11,852 SF



LEASED BY





## AVAILABLE OCTOBER 1, 2026

Total Available	11,852 SF
Office Area	±1,302 SF
Clear Height	24'
Dock Doors	3 Dock High (9'x10')
Drive-In	1 Drive-In (20'x14')
Column Spacing	40' x 40'
Fire Protection	ESFR

FOR LEASE

**±11,852 SF**



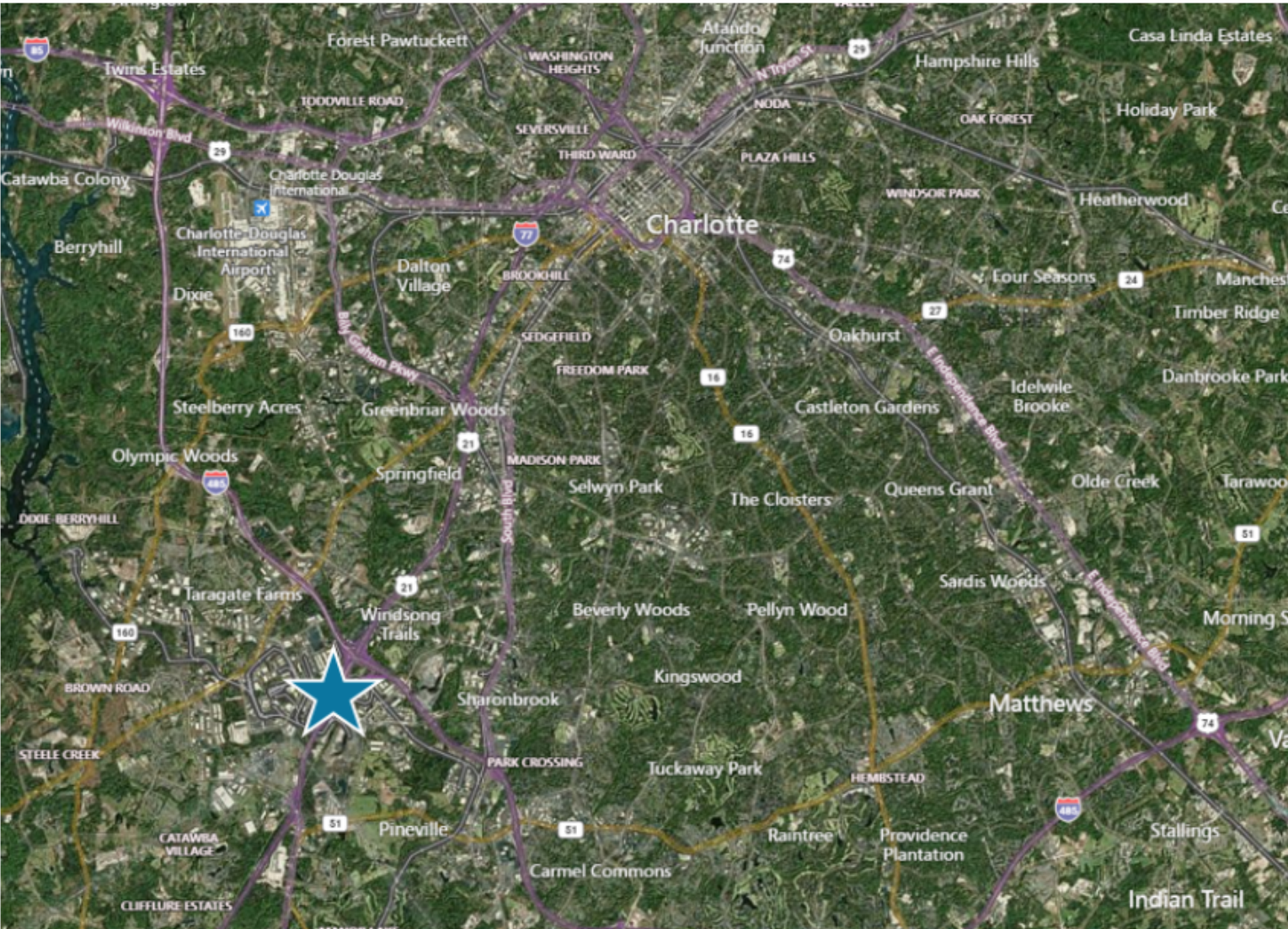
I-77 Frontage



Excellent Access to I-77 & I-485



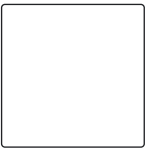
Close Proximity to CLT-Douglas International Airport



## 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



11435 Granite Street  
Charlotte, NC, 28273

**Matt Treble**

matt.treble@cushwake.com  
(704) 335 4430

**Frances Crisler**

frances.crisler@cushwake.com  
(704) 620 6014

**Fermin Deoca**

fermin.deoca@cushwake.com  
(704) 335 4436

This document is for informational purposes only and does not constitute an offer or acceptance of a lease. Any lease agreement must be in writing and signed by the landlord. No representations or warranties are made except as expressly stated in a signed lease. Information is provided "as is" and may be subject to errors or change without notice.



LEASED BY

