11435 GRANITE STREET

Interstate Frontage & Warehouse HVAC

CHARLOTTE

11435 Granite Street
Charlotte, NC, 28273



FOR LEASE

±39,993 SF

Suite M

LINK

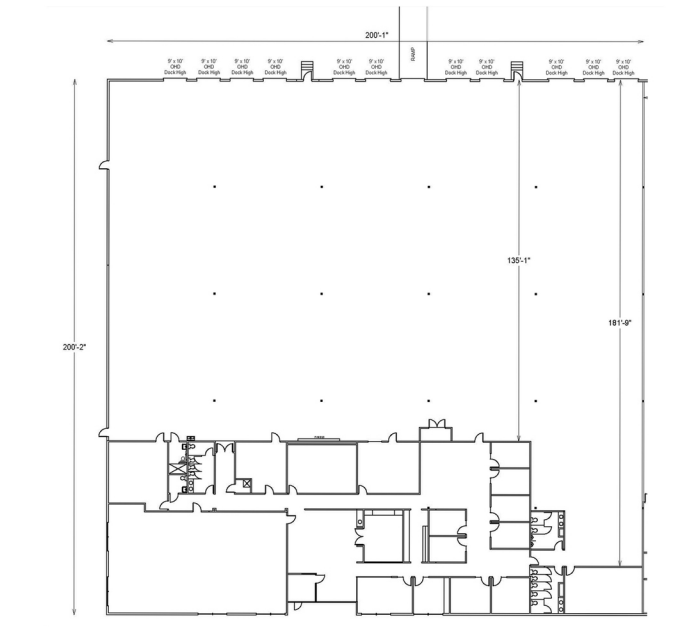
LEASED BY CUSHMAN & WAKEFIELD





AVAILABLE JANUARY 1, 2026

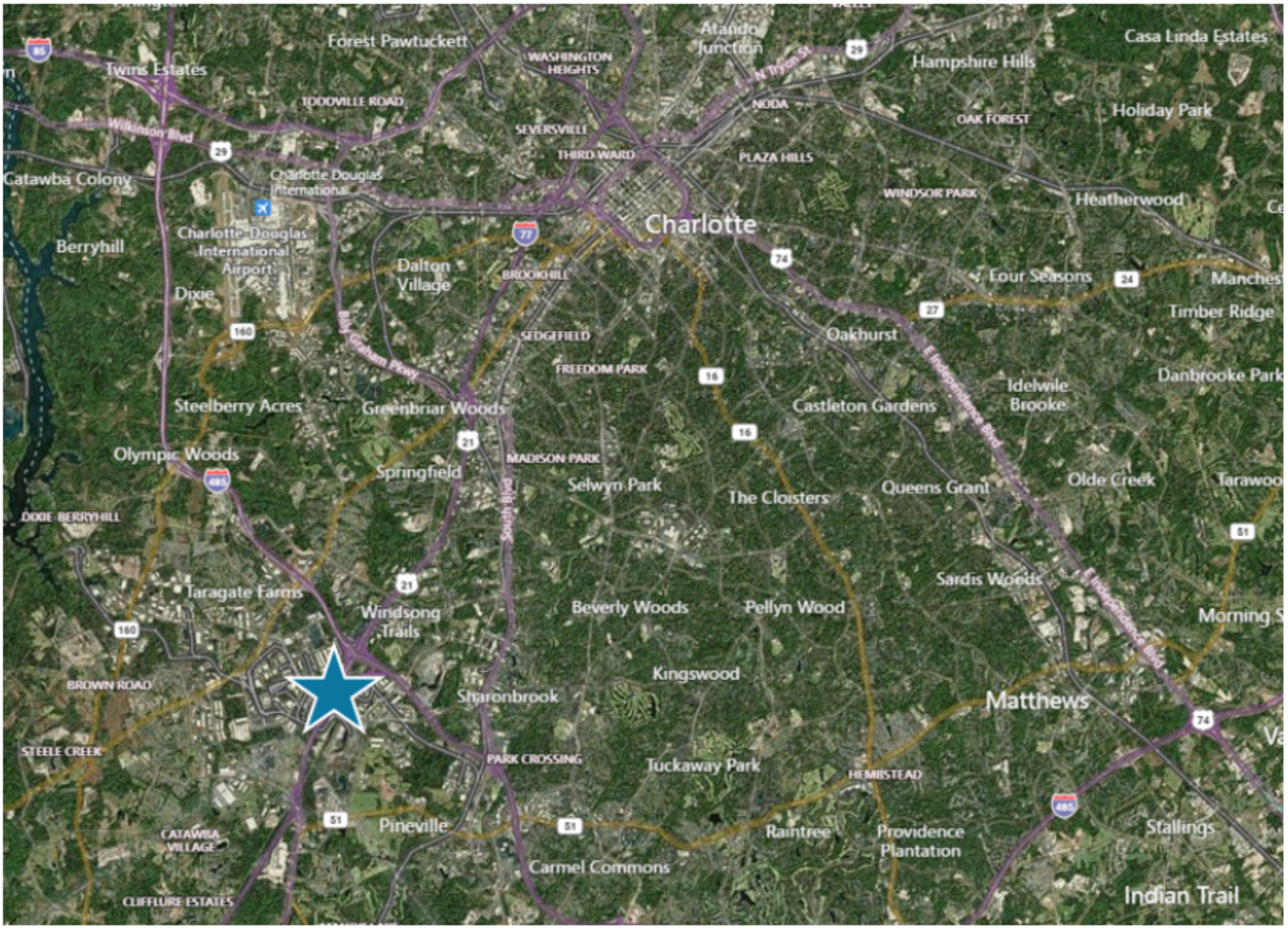
Total Available	39,993 SF
Office Area	±11,392 SF
Clear Height	24'
Dock Doors	10 Dock High (9'x10')
Drive Ins	1 Drive In (20'x14')
Column Spacing	40' x 40'
Fire Protection	ESFR
Power	1,600 Amps | 480/277 V



FOR LEASE

±39,993 SF

- Excellent Highway Visibility | I-77
- Heavy Auto Parking
- 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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