



FOR LEASE

4135 Chesapeake Drive | Charlotte, NC
Currently used for Hazmat Storage

± 40,585 SF

Property Overview

± 40,585 s.f. available for lease

- 4 dock high doors
- 1 drive-in doors
- 19' clear height

Multi-tenant facility

Located less than 2 miles from I-85

Available 7/1/2024

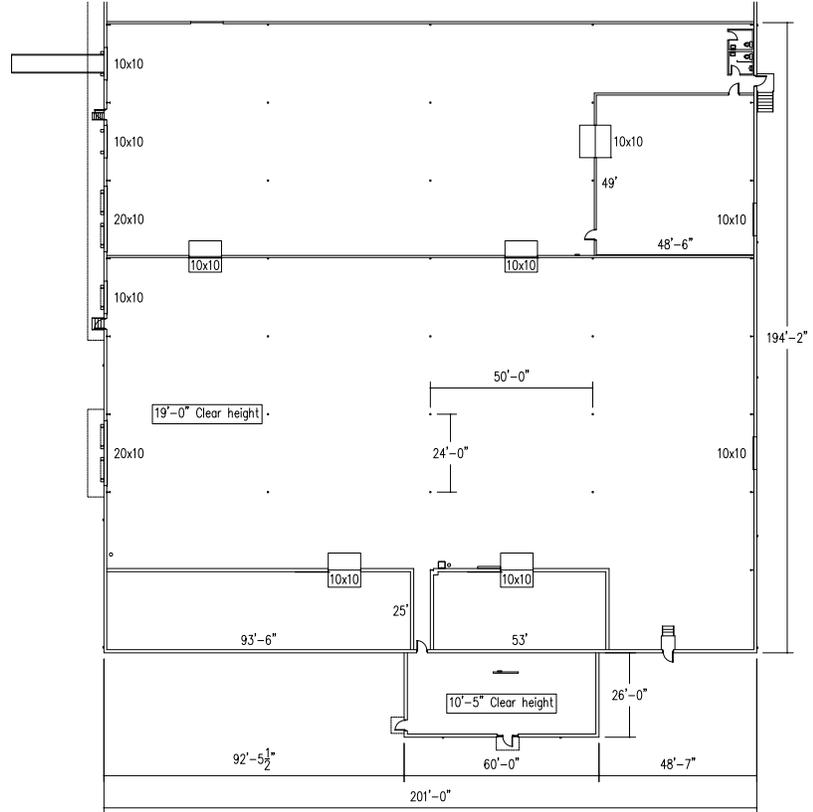
Brad Cherry, CCIM, SIOR
Executive Managing Director
+1 704 927 3013
brad.cherry@jll.com

Spencer Yorke
Executive Managing Director
+1 704 927 3004
spencer.yorke@jll.com

JLL
650 S. Tryon St.
Suite 600
Charlotte, NC 28202

Property Specifications

Address	4135 Chesapeake Drive Charlotte, NC 28216
Building size	104,490 s.f
Available size	40,585 s.f
Submarket	Chemway
Tenancy	Multi-tenant facility
Clear height	19'
Dock high doors	4
Drive-in doors	1
Sprinklers	Wet
Power	200 amps, 120/208V, 3 phase
Lease Rate	\$5.95/SF NNN
TICAM	\$1.10/SF
Availability	7/1/2024



For more information:

Brad Cherry, CCIM, SIOR
Executive Managing Director
+1 704 927 3013
brad.cherry@jll.com

Spencer Yorke
Executive Managing Director
+1 704 927 3004
spencer.yorke@jll.com

