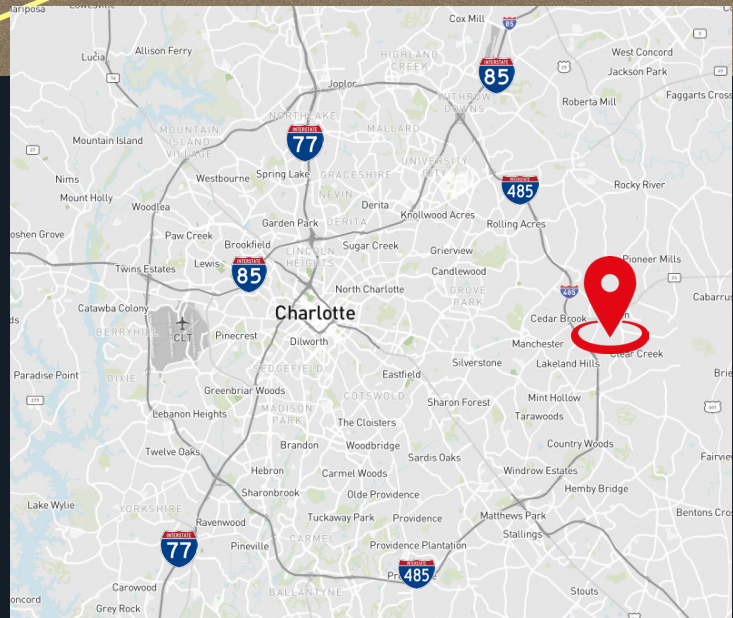


CLEAR CREEK TRADE CENTER



For Lease

Allen Station Dr | Mint Hill, NC
± 11,024 - 55,467 s.f.
Delivering Q1 2026



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

Maria Downs
Associate
980 299 9627
maria.downs@jll.com

Jay Hill
Sr. Vice President
704 804 5754
jay.hill@jll.com



Property Overview & Specifications



Available $\pm$ 11,024 - 55,467 SF

Office SF $\pm$ 2,000 SF

Clear Height 24'

Dock High Doors 8

Drive in Doors 2

Building Depth 106'

Column Spacing 53' x 52'

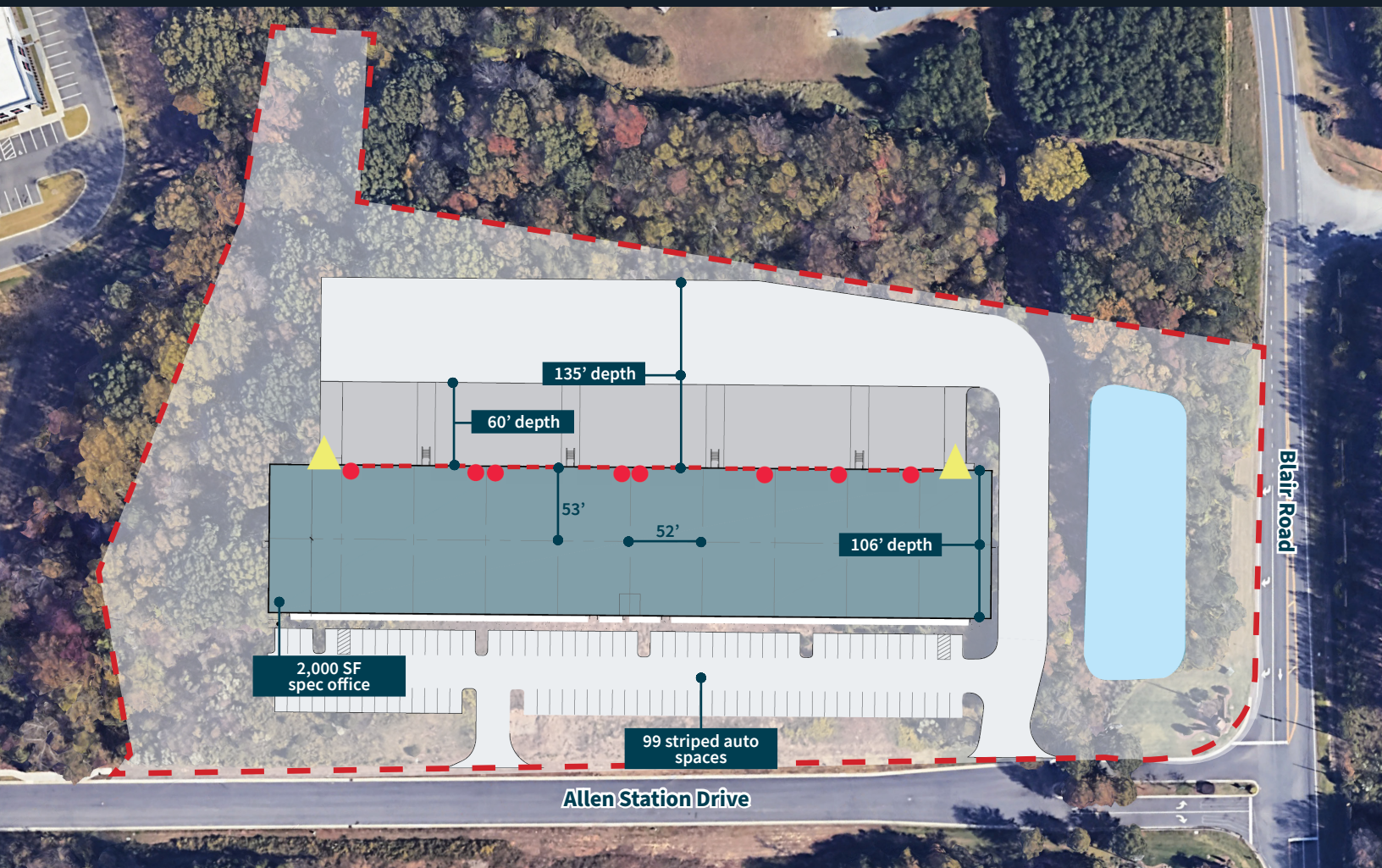
Bay Size 5,512 SF

Sprinkler System ESFR

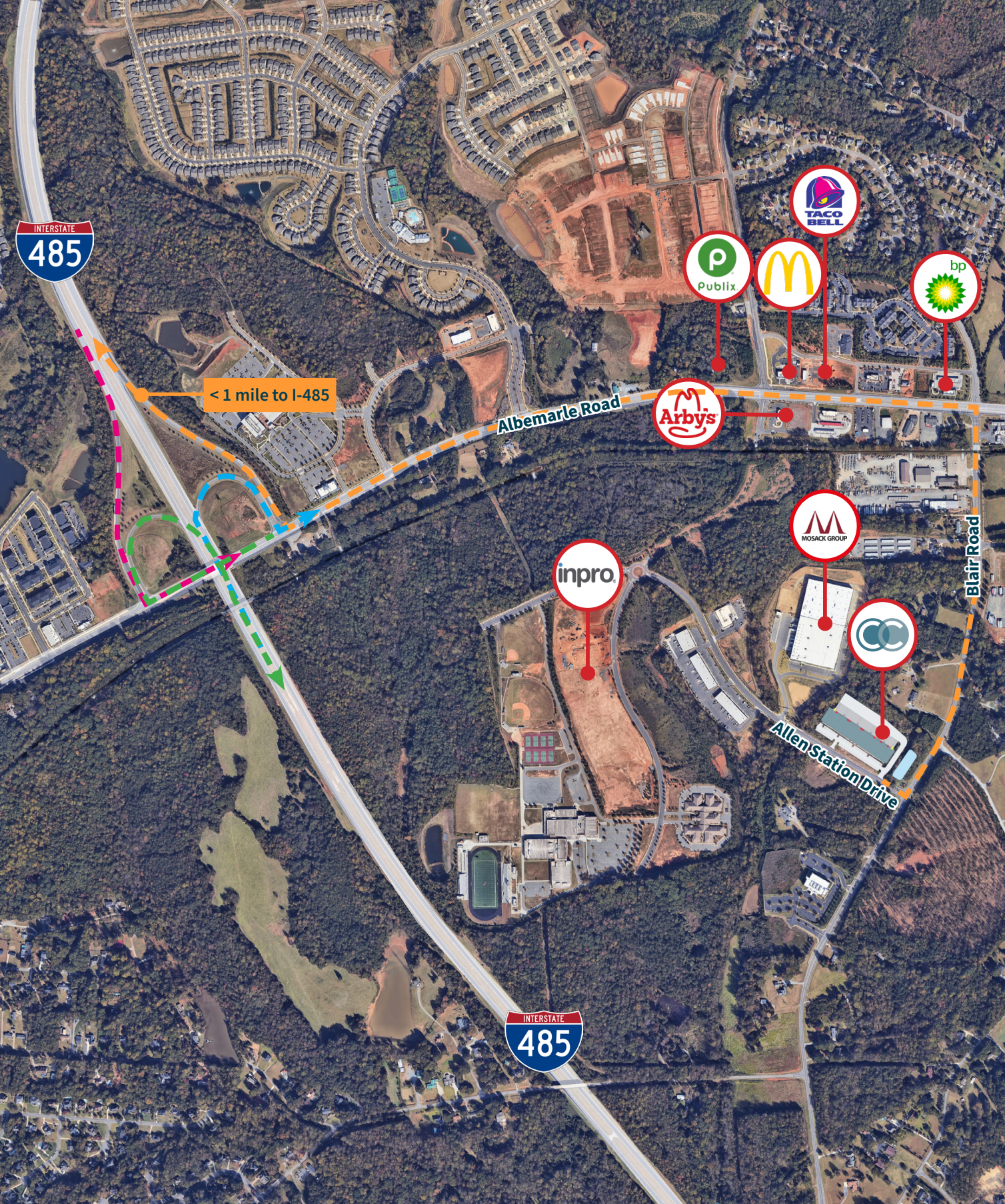
Auto parking 99 positions

Truck Court Depth 135'

Dock high door ● Drive-in door ▲ Knock-outs —



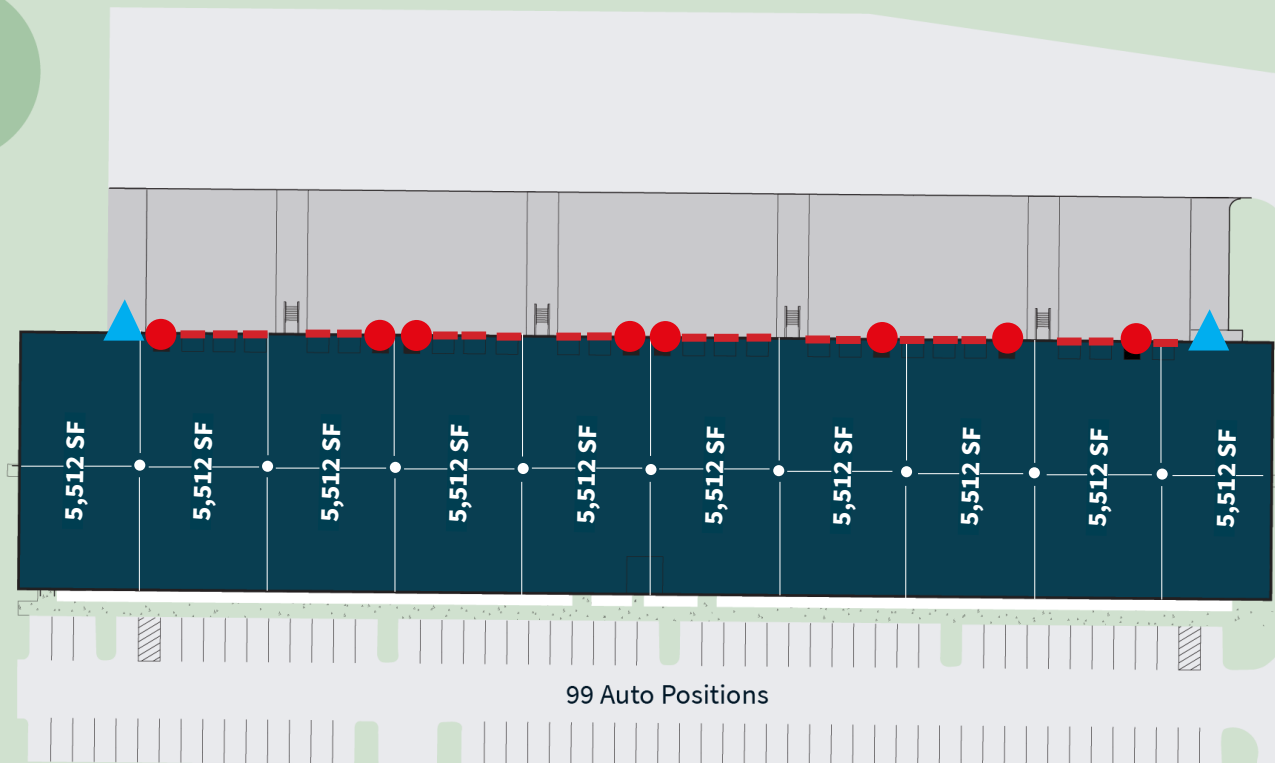
Interstate Access



Site Plan



- dock high door
- ▲ drive-in door
- knock-out



Allen Station Dr

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

Maria Downs
Associate
980 299 9627
maria.downs@jll.com

Jay Hill
Sr. Vice President
704 804 5754
jay.hill@jll.com

