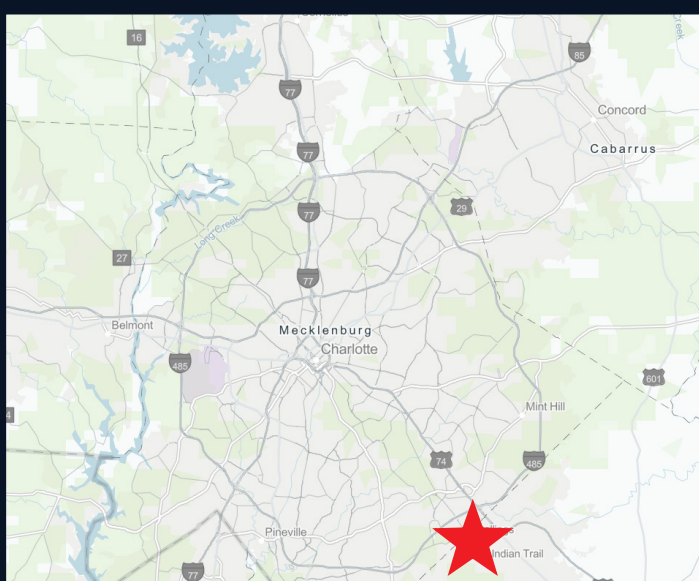


For sublease

3400 Smith Farm Road
Matthews, NC 28104
±5,000 SF Available
±4.0 AC of outdoor storage

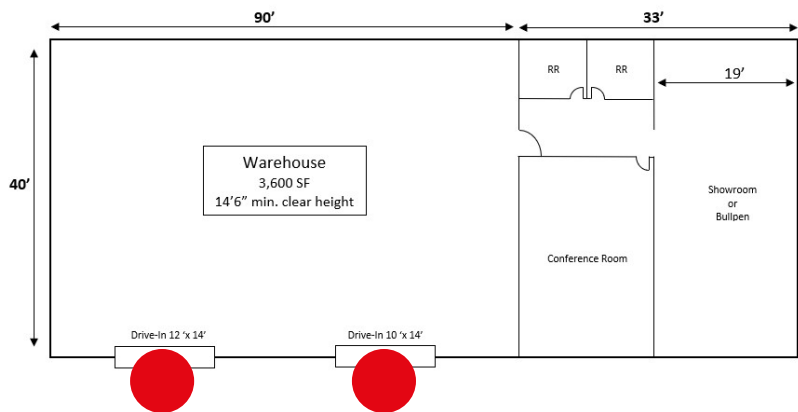


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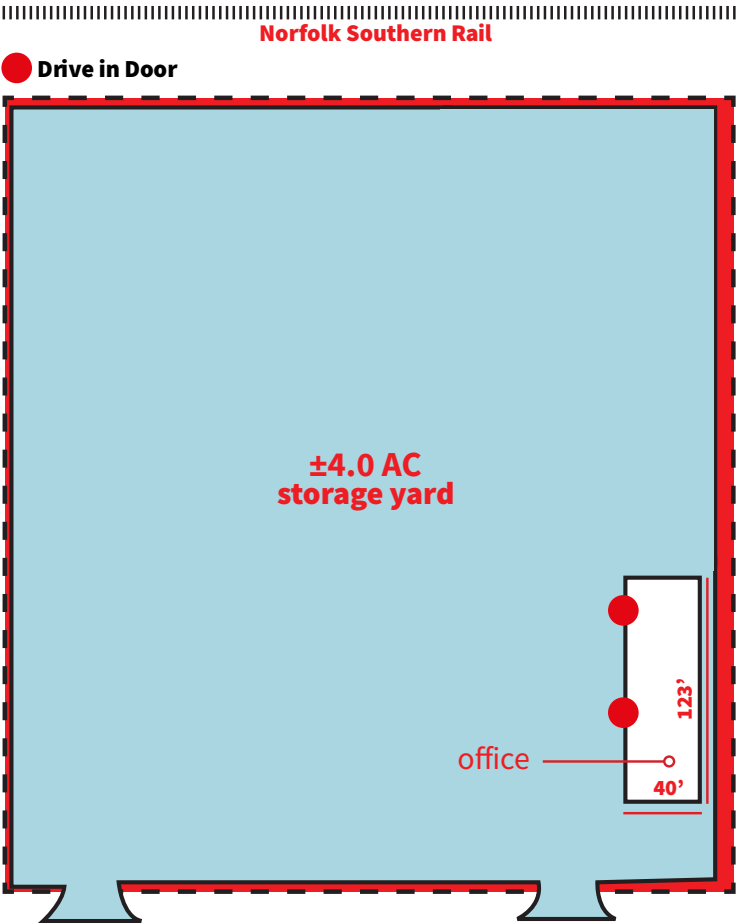
Maria Downs
Associate
980 299 9627
maria.downs@jll.com

Property specifications

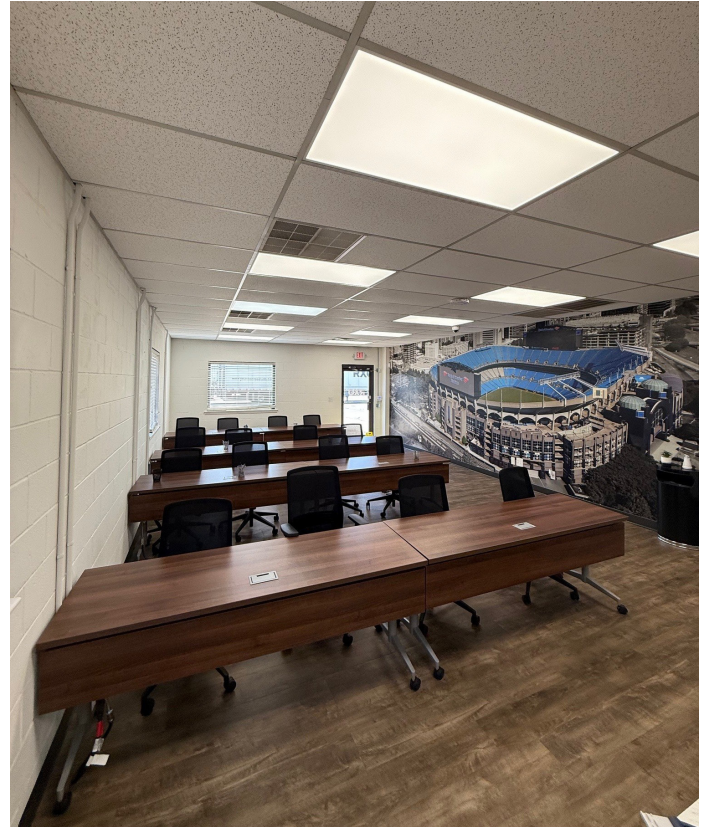
Available SF	±5,000 SF
Outdoor Storage	±4.0 AC
Office SF	±1,320 SF
Drive In Door	2 (12' x 14' and 10' x 14')
Zoning	Heavy Industrial
LEX	3/31/2028



Interstate 485	6 Min	2.7 Miles
Charlotte CBD	22 Min	15 Miles
Interstate 85	25 Min	17 Miles



Visual Overview



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