



For lease

**3035 Horseshoe Lane, Suite A
Charlotte, NC 28208**

**± 7,910 SF Industrial end-cap unit
with ± 3,610 SF of office space**

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Property specifications

Address	3035-A Horseshoe Lane Charlotte, NC 28208	
Property Area	Office	±3,600 SF
	Warehouse	±4,610 SF
	Total	±7,910 SF
Sprinkler	ESFR	
Clear Height	24'	
Loading	(3) 9'w x 10'h dock high doors	
	(1) 10'w x 12'h door with ramp	
Availiability	8/1/2026	

1.0 mi
Charlotte Airport

3.5 mi
Interstate 85

3.8 mi
Interstate 485

4.5 mi
Interstate 77



- dock high door
- ▲ drive in door

