



 **JLL** SEE A BRIGHTER WAY

FOR LEASE

11801 Vance Davis Dr. | Charlotte, NC
Industrial space available for lease

± 30,545 SF

Property Overview

± 30,545 s.f. available for lease

- ± 4,095 s.f. of office
- 3 dock high doors
- 24' clear height

Multi-tenant facility

ESFR sprinkler system

Located in the I-77 North Corridor submarket

Available 11/1/2024

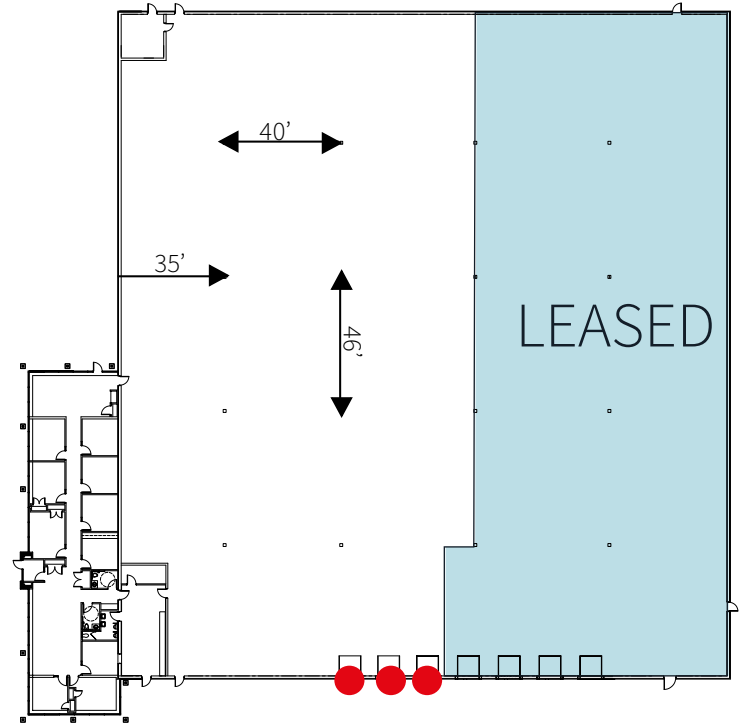
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JLL
650 S. Tryon St.
Suite 600
Charlotte, NC 28202

Property Specifications

| | |
|----------------|----------------------------------------|
| Address | 11801 Vance Davis Dr. Charlotte, NC |
| Available size | 30,545 s.f |
| Office size | 4,095 s.f |
| Submarket | I-77 North Corridor |
| Tenancy | Multi-tenant facility |
| Clear height | 24' |
| Loading | 3 dock high doors |
| Sprinklers | ESFR |
| Zoning | ML-1 |
| Power | 1,200 Amps, 3ph |
| Column Spacing | 35' x 46' ; 40' x 46' |
| Lease Rate | \$8.75/SF NNN |
| Availability | 11/1/2024 |



 Dock Positions

For more information:

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