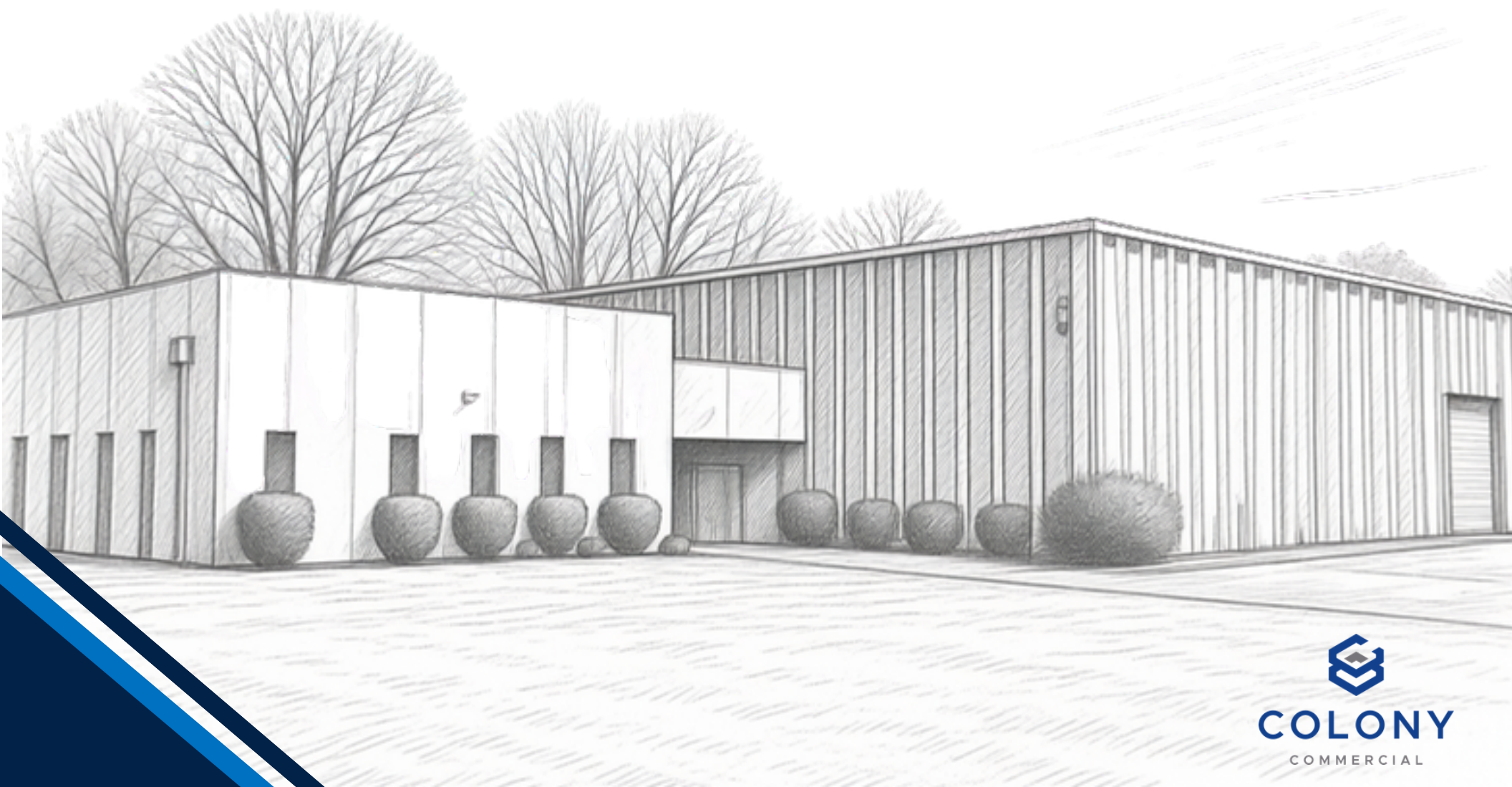




HORSESHOE LANE
COMMERCIAL PROPERTY

FOR SALE OR LEASE

3030 HORSESHOE LN. CHARLOTTE, NC



COLONY
COMMERCIAL

PROPERTY OVERVIEW

A RARE INDUSTRIAL OPPORTUNITY IN CHARLOTTE

3030 Horseshoe Lane presents a rare opportunity to lease or purchase a premier freestanding industrial facility in one of Charlotte's most strategically connected submarkets.

Positioned on **±3.45 acres** of **ML-2** zoned land, this **±20,160 SF** industrial building was recently renovated with new lighting, finishes, bathrooms and a new breakroom leaving a portion of the office for the next occupant to apply their personal touches to the remaining office. The building offers an ideal combination of functional warehouse space and modern office infrastructure while the land offers the ability to accommodate outside storage possibilities. Designed to accommodate a wide range of industrial, manufacturing, and distribution operations, the property delivers the flexibility today's users demand.

PROPERTY HIGHLIGHTS



+/- 20,160 SF Freestanding Industrial Building



+/- 16,800 SF Warehouse



+/- 3,360 SF Office



3.450 Acre Parcel with ML-2 Heavy Industrial Zoning



2 Dock High Doors



Drive in Door 12'x14'-Grade Level



Clear Height +/- 20ft



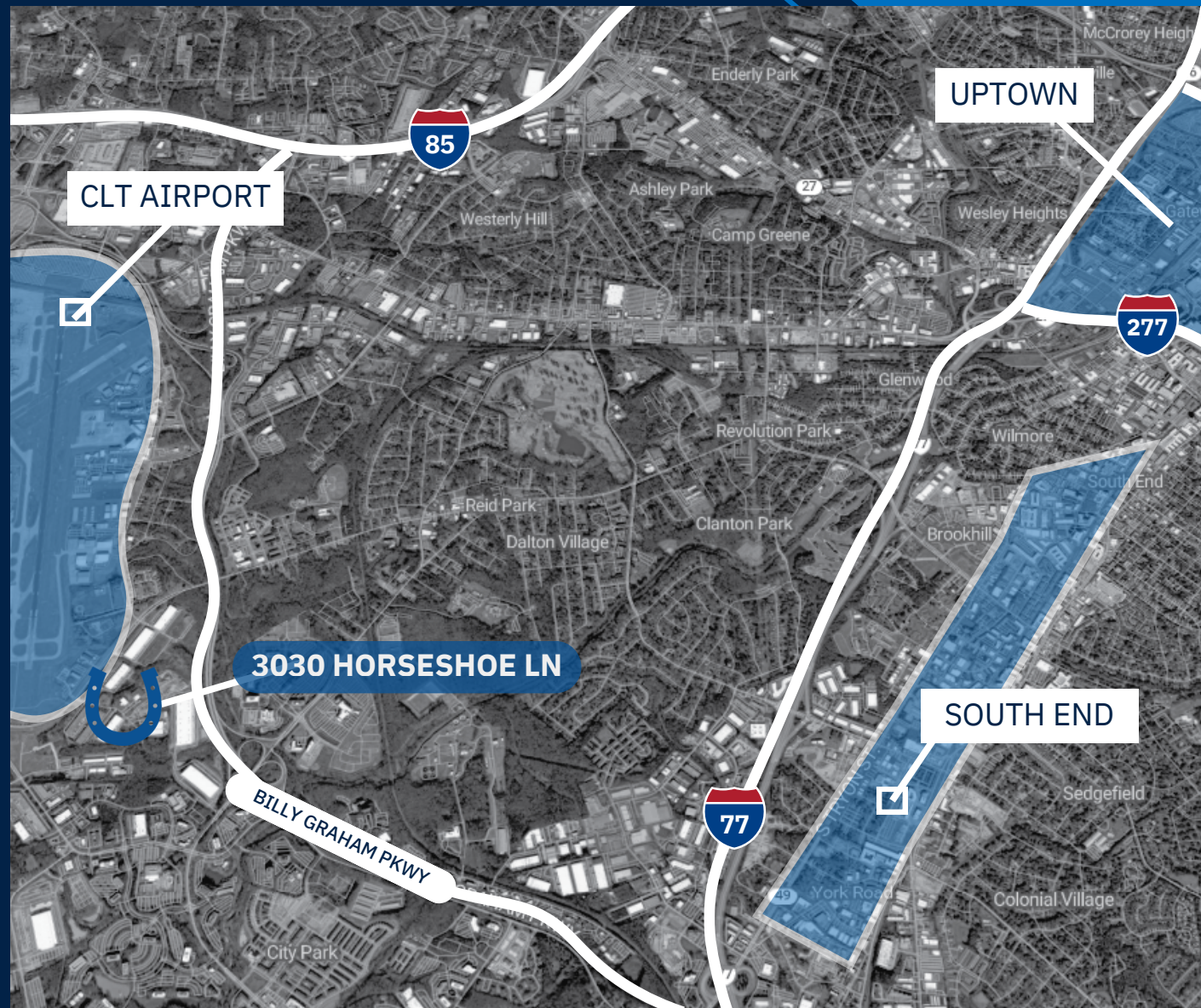


HORSESHOE LANE

LOCATION OVERVIEW

Located in Charlotte's thriving Airport submarket along West Boulevard, this property offers unmatched regional connectivity.

Direct access to Billy Graham Parkway positions tenants just minutes from I-85, I-77 and I-485, putting the entire Charlotte metro and beyond within easy reach. The CBD is approximately 10 minutes away, while popular South Charlotte neighborhoods and corporate corridors are easily accessible.



PROPERTY FLOOR PLAN

(2) DOCK HIGH DOORS

GRADE LEVEL
DRIVE IN DOOR



OFFICE FLOOR PLAN



PROPERTY IMAGES



For More Information Contact:



William Maxwell
Broker

+704-575-1130

wmaxwell@colony-commercial.com

