



 **JLL** SEE A BRIGHTER WAY

# For lease

**3029 Horseshoe Lane, Suite B  
Charlotte, NC 28208**

**± 13,494 SF Industrial with  
± 4,912 SF of office space**

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**EASTGROUP**  
PROPERTIES

# Property specifications

Address 3029-B Horseshoe Lane | Charlotte, NC 28208

Property Area	Office	±4,912 SF
	Warehouse	±8,582 SF
	Total	±13,494 SF

Sprinkler ESFR

Clear Height 30'

Lighting LED

Parking 1.6 spaces per 1,000 SF

Loading 5 dock high doors

Availiability 7/1/2026

Rate and TICAM Rate: \$13.50/SF NNN + \$2.04/SF TICAM

**1.0 mi**  
Charlotte Airport

**3.5 mi**  
Interstate 85

**3.8 mi**  
Interstate 485

**4.5 mi**  
Interstate 77

