



**SERIOUS BUSINESS.  
SERIOUS FUN.**

# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE OR INDUSTRIAL BUILDING

**19450 ZION AVENUE**  
Cornelius, NC 28031

## DETAILS

Size: 7,462 square feet  
Zoning: Neighborhood  
Mixed Use  
Location: Mecklenburg County  
Inside City?: Yes (Cornelius)  
Utilities:  
Water: CMUD  
Sewer: CMUD  
Gas: Public Service  
Power: Electricities  
Telephone: AT&T

## Transportation:

I-77: 1.5 miles  
I-85: 22.4 miles  
I-40: 27.2 miles  
I-485: 13.9 miles  
Hwy. 73: 3.9 miles  
Airport: 26 miles  
(CLT/Douglas International)  
Rail: N/A  
Port:  
Wilmington & Charleston:  
Approximately 200 miles

## PRICING

Lease Price: \$10.45/sq. ft.

## CONTACT INFORMATION

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## ADDITIONAL INFORMATION

- ❖ Approximately 7,462 square feet of office, retail or service facility available
- ❖ Easy access to I-77 on Zion Avenue at corner of Smith Road
- ❖ Excellent visibility from NC Hwy. 115 (Old Statesville Road)
- ❖ ¼ mile from Cornelius Town Hall
- ❖ Facility close to excellent restaurants and shopping
- ❖ 8' x 10' dock door
- ❖ 10' x 14' drive-in door
- ❖ Construction Type: Brick front
- ❖ Year Built: 1996



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