

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE/INDUSTRIAL SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

BRYTON

Huntersville, NC 28078



DETAILS

<u>Size:</u>	Up to 1 million sq. ft. each of industrial/office/commercial/retail space
<u>Zoning:</u>	SP (CD)
<u>Fire Rating:</u>	Fire District 18 Fire Service D
<u>Park Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	ElectriCities
<u>Phone:</u>	AT&T

Transportation:

<u>I-77:</u>	<1 mile
<u>I-85:</u>	12 miles
<u>I-40:</u>	29 miles
<u>I-485:</u>	<1 mile
<u>Airport:</u>	17 miles
<u>Rail:</u>	Norfolk Southern
<u>Port:</u>	

Wilmington & Charleston:
Approximately 200 miles

PRICING

Sale/Lease Price: TBD

CONTACT INFORMATION

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ADDITIONAL INFORMATION

Bryton is a 450-acre mixed use community currently in the final planning stages. Located in northern Mecklenburg County in the Town of Huntersville, this transit-oriented development will incorporate industrial (up to one million square feet), office (up to one million square feet), retail and residential (up to 3,000 single-family and multifamily units) development in a master planned environment. At the center of the development will be the rail transit station on the north line of the commuter rail, which will provide passenger rail service between Uptown Charlotte and the towns of Cornelius, Davidson and Huntersville. Bryton will have unmatched accessibility from both I-77 (Exit 18) and I-485 (to be completed in 2008), creating a truly unique development that will be accessible by residents, shoppers and employees from the Charlotte area.

Site development at Bryton started in the spring of 2008 and is currently underway. Construction of the first industrial building is scheduled to begin in the fourth quarter of 2008 with completion anticipated mid-2009.

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