

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE/FLEX SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

NORTHCROSS BUSINESS CAMPUS

9835 NorthCross Center Court
Huntersville, NC 28078

NORTH CROSS BUSINESS CAMPUS



DETAILS

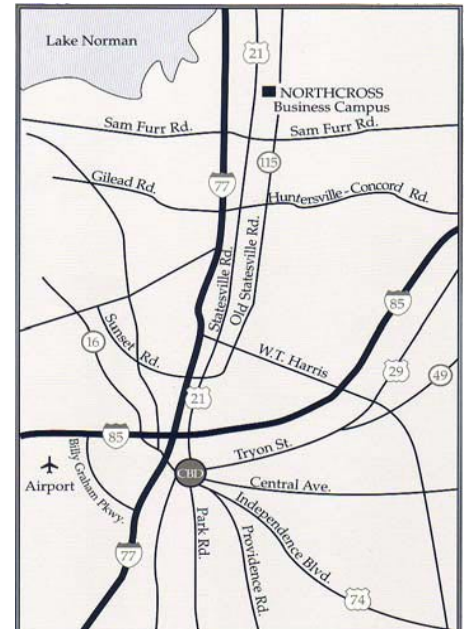
Size: 19,200 square feet
Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: EnergyUnited
Phone: AT&T

Transportation:

I-77: <1 mile
I-85: 15 miles
I-40: 26 miles
I-485: 5 miles
Hwy. 73: 3 miles
Airport: 19 miles (CLT/Douglas)
Rail: N/A
Port:
 Wilmington & Charleston:
 Approximately 200 miles

ADDITIONAL INFORMATION

- ❖ High-end office/flex facility
- ❖ Floor-to-ceiling storefront glass entryways
- ❖ 18' clear height
- ❖ 110' shared truck court
- ❖ Dock high and drive in door access available
- ❖ Located off Sam Furr Road, less than one mile from I-77 at Exit 25
- ❖ 50-acre corporate office park environment
- ❖ Personalized space available
- ❖ Attractively landscaped



PRICING

Sale/Lease Price: \$1,512,000/\$7.00 sq. ft.
Terms: Shell/Office Allowance
 \$25 sq. ft. (\$14 sq. ft. lease rate)

CONTACT INFORMATION

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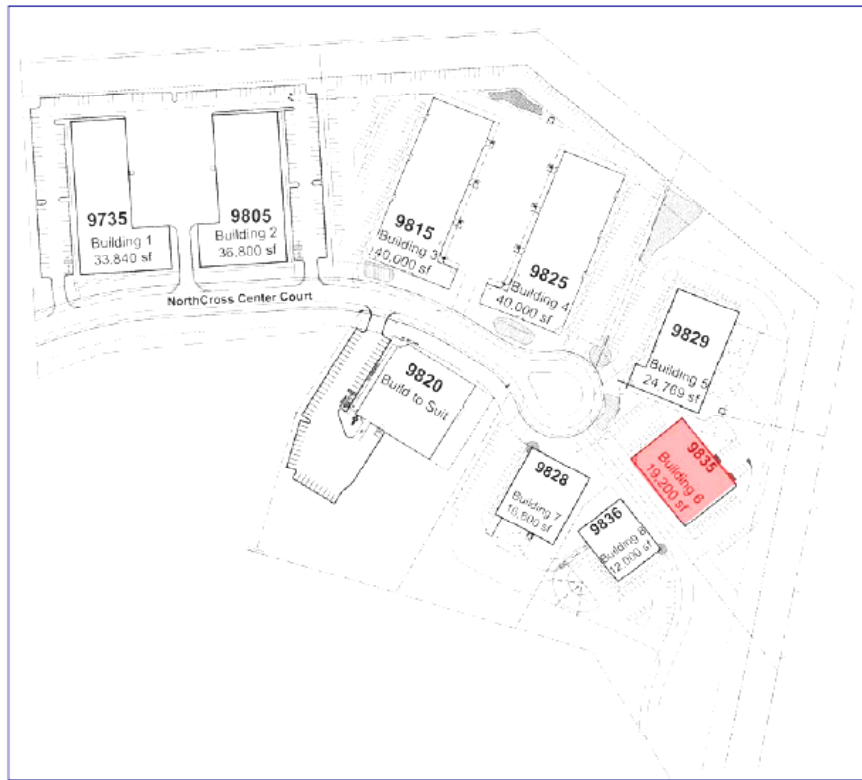
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LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
 13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078
 PHONE: 704-992-2300 • FAX: 704-992-2233

AERIAL



SITE PLAN



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