

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE / FLEX SPACE



SERIOUS BUSINESS.
SERIOUS FUN.

THE PARK - HUNTERSVILLE
CAMPBELL BUILDING
13245 Reese Boulevard West
Huntersville, NC 20878



DETAILS

Size: 21,528 square feet
Zoning: Commercial
Park Name: The Park - Huntersville
Park Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Energy United
Phone: AT&T

Transportation:

I-77: 1 miles
I-85: 9 miles
I-40: 27 miles
I-485: 3 miles
Hwy. 73: 3 miles
Airport: 15 miles (CLT/Douglas)
Rail: N/A
Port:
Wilmington: 200 miles
Charleston: 200 miles

PRICING

Lease Price: \$7.00 - \$11 / sq. ft.
Modified Net

CONTACT INFORMATION

Jerry Broadway CEcD
Executive Director
Lake Norman Regional EDC
O: 704.992.2300
E: jbbroadway@lakenormanregion.com

ADDITIONAL INFORMATION

- **Features of the Campbell Building:**
 - One-story office/warehouse building with 97,736 RSF
 - Suitable for office, laboratory, light manufacturing, R&D and warehouse
 - 2.5 parking spaces per 1,000 RSF
 - Easily visible tenant identification signage
 - Dock-high warehouse access available
 - Typical 40' X 40' structural bays with 120' depth
 - Building monument signage available
- **Features of The Park - Huntersville:**
 - Master-planned 700-acre, mixed-use community
 - On-site conference center & property management
 - Childcare facility
 - Six-acre lake with walking paths
 - Future full-service hotel
 - 70,000 sq. ft. retail center nearby – Torrence Village
 - Conveniently located between Charlotte and Lake Norman

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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