

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE / INDUSTRIAL BUILDING



**SERIOUS BUSINESS.
SERIOUS FUN.**

**The Park - Huntersville
STEWART BUILDING**
11515 Vanstory Drive
Huntersville, NC 20878



DETAILS

Building Size: 102,543 sq. ft.
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: Immediate
I-85: 9 miles
I-40: 27 miles
I-485: 3 miles
Hwy. 73: 3 miles
Airport: 15 miles (CLT/Douglas)
Rail: n/a (yes or no)
Port:
Wilmington: 200 miles
Charleston: 200 miles

PRICING

Sale Price: N/A
Lease Price: \$5.25 - \$12.75 / sq. ft.
Modified Net

CONTACT INFORMATION

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ADDITIONAL INFORMATION

Features of the Stewart Building

- One-story office/warehouse with 102,543 RSF
- Suitable for office, laboratory, light manufacturing, R&D and warehouse
- 2.3 parking spaces per 1,000 RSF
- Easily visible tenant identification signage
- Dock-high warehouse access available
- Typical 40'x40' structural bays with 120' depth
- Monument signage available

Features of The Park - Huntersville:

- Conveniently located between Charlotte and Lake Norman
- Only one exit north of I-77 and I-485 interchange on Gilead Road-Exit 23
- 674-acre master planned mixed-use suburban development
- Suitable for a wide variety of uses, including corporate and regional HQ, office, R&D, light industrial, multi-housing, and retail
- On-site amenities:
 - Conference center, property management and maintenance
 - Childcare facility
 - Six-acre lake with walking path
 - 70,000 sq. ft. Torrence Village retail center
- To view availability, please visit www.theparkhuntersville.com

LAKE NORMAN REGION
NORTH CAROLINA

LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078
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THE PARK - HUNTERSVILLE LOCATION MAP



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THE PARK - HUNTERSVILLE MASTER PLAN



THE PARK HUNTERSVILLE

Master Plan
August 2009



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