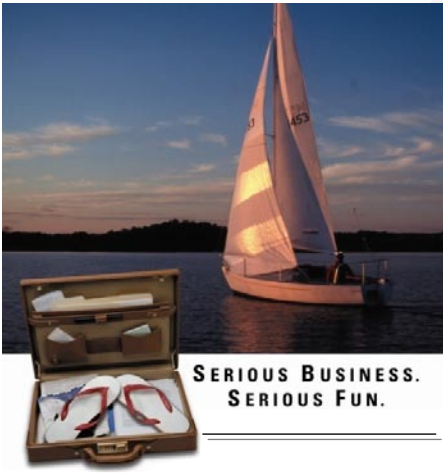


LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE/FLEX SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

NORTHCROSS BUSINESS CAMPUS

9735-A NorthCross Center Court
Huntersville, NC 28078

NORTHCROSS BUSINESS CAMPUS



DETAILS

Size: 24,640 sq. ft. flex space
16,840 sq. ft. office

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

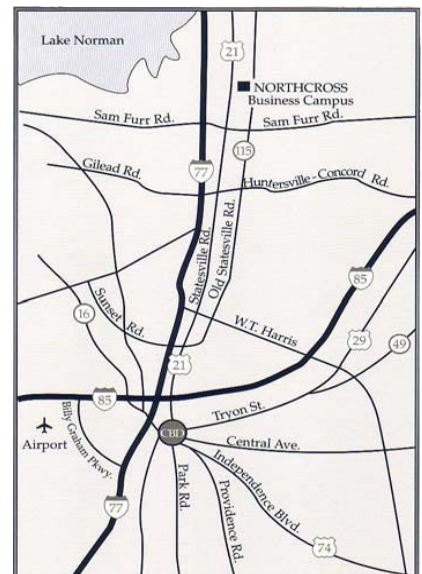
Port:

Wilmington & Charleston:

Approximately 200 miles

ADDITIONAL INFORMATION

- ❖ Excellent layout for heavy office user
- ❖ 500 sq. ft. computer room with upgraded HVAC system, raised flooring and dry sprinkler
- ❖ Located off Sam Furr Road, less than one mile from I-77 at Exit 25
- ❖ Within easy walking distance to numerous amenities at NorthCross, including a variety of shopping and restaurant options



PRICING

Sale Price: \$1,512,000

CONTACT INFORMATION

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LAKE NORMAN REGION
NORTH CAROLINA

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