



**SERIOUS BUSINESS.  
SERIOUS FUN.**

# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL BUILDING

## 107 PARR DRIVE INDUSTRIAL BUILDING

(Near the intersection of Hwy. 115 & Hwy. 73/Exit 25 off I-77)  
Huntersville, NC 28078



### DETAILS

Size: 20,809 square feet  
Zoning: Special Purpose  
Location: Mecklenburg County  
Inside City?: Yes (Huntersville)  
Utilities:  
Water: CMUD  
Sewer: Private septic system  
Gas: Piedmont Natural Gas  
Power: Duke Energy  
Telephone: AT&T

### Transportation:

I-77: 1.5 miles  
I-85: 13.5 miles  
I-40: 25 miles  
I-485: 6 miles  
Hwy. 73: Immediate  
Airport: 22 miles  
(CLT/Douglas International)  
Rail: N/A  
Port:

Wilmington & Charleston:  
Approximately 200 miles

### PRICING

Price: \$2,450,000  
Lease Price: \$7.64/sq. ft.

### CONTACT INFORMATION

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Executive Director  
Lake Norman Regional EDC  
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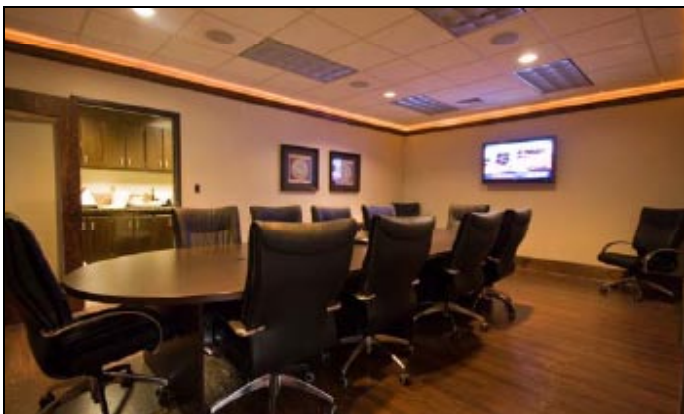
### ADDITIONAL INFORMATION

- ❖ Modern industrial facility with beautiful upgrades available on five acres with ample outdoor storage just 1.5 miles from I-77, six miles from I-485 with close proximity to Charlotte-Douglas International Airport
- ❖ 15,794 sq. ft. industrial space & 5,015 sq. ft. office space
- ❖ Mecklenburg County tax parcel #011-021-37
- ❖ Paved, fenced outdoor storage with security system cameras
- ❖ Security lighting, above-ground fuel system
- ❖ Concrete panel construction (1989)
- ❖ Clearance height: 15'6" – 16'6"
- ❖ 1 – 9' (h) x 8' (w) dock-high door
- ❖ 1 – 14' (h) – 12'(w) drive-in door
- ❖ 100% climate-controlled industrial area
- ❖ Industrial area offers compressed airlines, sealed floor, heavy power, and paint booth
- ❖ Class A office area renovated extensively in 2008
- ❖ Office area complete with large conference room, 11 private offices and 27' x 25' training room

**LAKE NORMAN REGION**  
NORTH CAROLINA

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

## PARR DRIVE INDUSTRIAL BUILDING PHOTOS



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