

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE INDUSTRIAL BUILDING



SERIOUS BUSINESS.
SERIOUS FUN.

13728 STATESVILLE RD. INDUSTRIAL BUILDING

Huntersville, NC 28078



DETAILS

<u>Size:</u>	31,811 square feet
<u>Zoning:</u>	Corporate Business
<u>Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes (Huntersville)
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	Electricities
<u>Telephone:</u>	AT&T

Transportation:

<u>I-77:</u>	1 mile
<u>I-85:</u>	11 miles
<u>I-40:</u>	27 miles
<u>I-485:</u>	4 miles
<u>Hwy. 73:</u>	2 miles
<u>Airport:</u>	15 miles (CLT/Douglas International)
<u>Rail:</u>	N/A
<u>Port:</u>	
Wilmington & Charleston:	Approximately 200 miles

PRICING

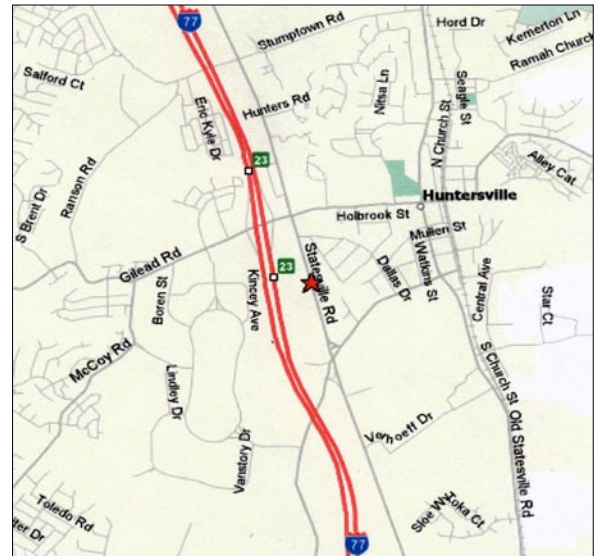
<u>Lease Price:</u>	\$6/sq. ft.
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CONTACT INFORMATION

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ADDITIONAL INFORMATION

- ❖ Single-story industrial facility with excellent access to Exit 23 off I-77
- ❖ Great visibility from US 21 (Statesville Road)
- ❖ Approximately 6,444 sq. ft. of office and 25,367 sq. ft. of warehouse space
- ❖ Two covered dock doors
- ❖ Two interior dock-high doors
- ❖ 20' ceiling height
- ❖ Close to I-77, the new Northlake Mall, restaurants, banks, and Huntersville Presbyterian Hospital



LAKE NORMAN REGION
NORTH CAROLINA

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