



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL SITES

WEST CATAWBA PROPERTY

18919 W. Catawba Ave
Cornelius, NC 28031

DETAILS

Size: 13.725 acres
Zoning: Village Center (VC)
Park Location: Mecklenburg County
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Energy United
Phone: AT&T

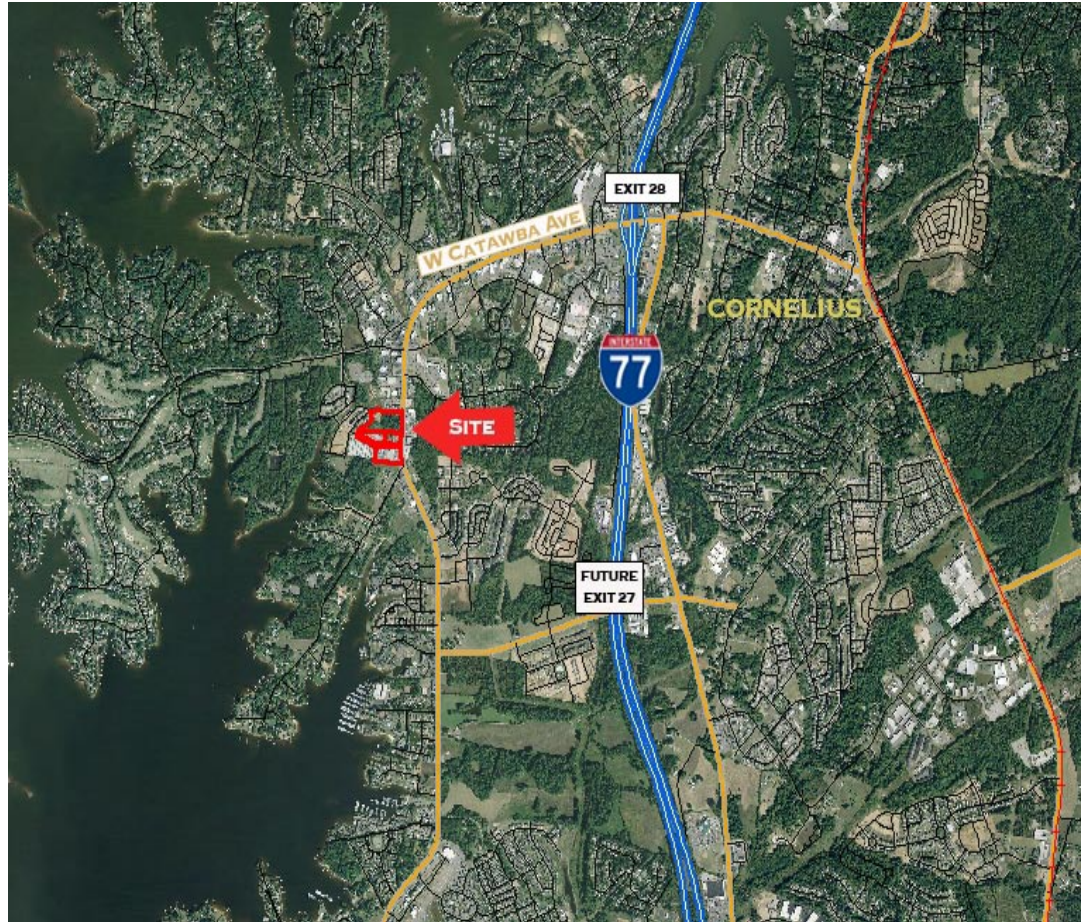
Transportation:
I-77: 1.25 miles
I-85: 15 miles
I-40: 25 miles
I-485: 10 miles
Hwy. 73: 0 miles
Airport: 24.6 miles (CLT/Douglas)
Rail: No
Port:
Wilmington: 217 miles
Charleston: 225 miles

PRICING

Sale Price: \$ 7,360,000

CONTACT INFORMATION

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



ADDITIONAL INFORMATION

- ❖ **Track 1** – Consists of three parcels totaling 10.085 acres (Mecklenburg Tax IDs: #00147101, #00147116, #00147115). A vested plan allows for 85,000 sq. ft. of commercial space
- ❖ **Track 2** – Consists of one parcel of 3.645 acres with a 33,000 sq. ft. building (Tax ID #00147113)
- ❖ Seller is willing to sub-divide the property
- ❖ Part of the Nantz Road Area Plan
- ❖ Located along the main thoroughfare, this property is approximately 1.25 miles from I-77/Exit 28 and approximately 1.4 miles from a planned future I-77/Exit 27.