

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE INDUSTRIAL SITE



**SERIOUS BUSINESS.
SERIOUS FUN.**

COMMERCE STATION

Highway 115 at Verhoeff Drive
Huntersville, NC 28078

DETAILS

Size: 126.5 acres Phase I
268.85 acres Phase II

Sub-dividable: Yes – 10 acres min.

Zoning: CB

Fire Rating: Class 6

Park Location: Mecklenburg County

Park Name: Commerce Station

Inside City?: Yes (Huntersville)

Topography: Flat to gently rolling

Elevation: 700' to 830'

Utilities:

- Water:** CMUD – 8" & 24"
- Sewer:** CMUD – 8"
- Gas:** Piedmont Natural Gas
- Power:** Electricities
- Phone:** AT&T

Transportation:

I-77: 2 miles

I-85: 12 miles

I-40: 29 miles

I-485: 3 miles

Airport: 17 miles (CLT/Douglas)

Rail: Yes

Port:

- Wilmington:** 203 miles
- Charleston:** 209 miles

GIS ID #: 01931101, 01930104, 01930105

PRICING

Sale Price: \$100,000/acre

CONTACT INFORMATION

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Executive Director
Lake Norman Regional EDC
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ADDITIONAL INFORMATION

Commerce Station, located in northern Mecklenburg County just north of recently completed I-485, is conveniently located near Lake Norman, less than two miles from I-77 and just 10 miles from uptown Charlotte. Charlotte Douglas International Airport is only about 15 minutes from Commerce Station. The business park is zoned for industrial uses and is ideally suited for manufacturing operations requiring rail access. Town and county incentives are available in addition to aggressive deals on land for projects meeting capital investment and job creation thresholds. Extension of interior roads and sewer infrastructure is on schedule for completion by second quarter 2010.

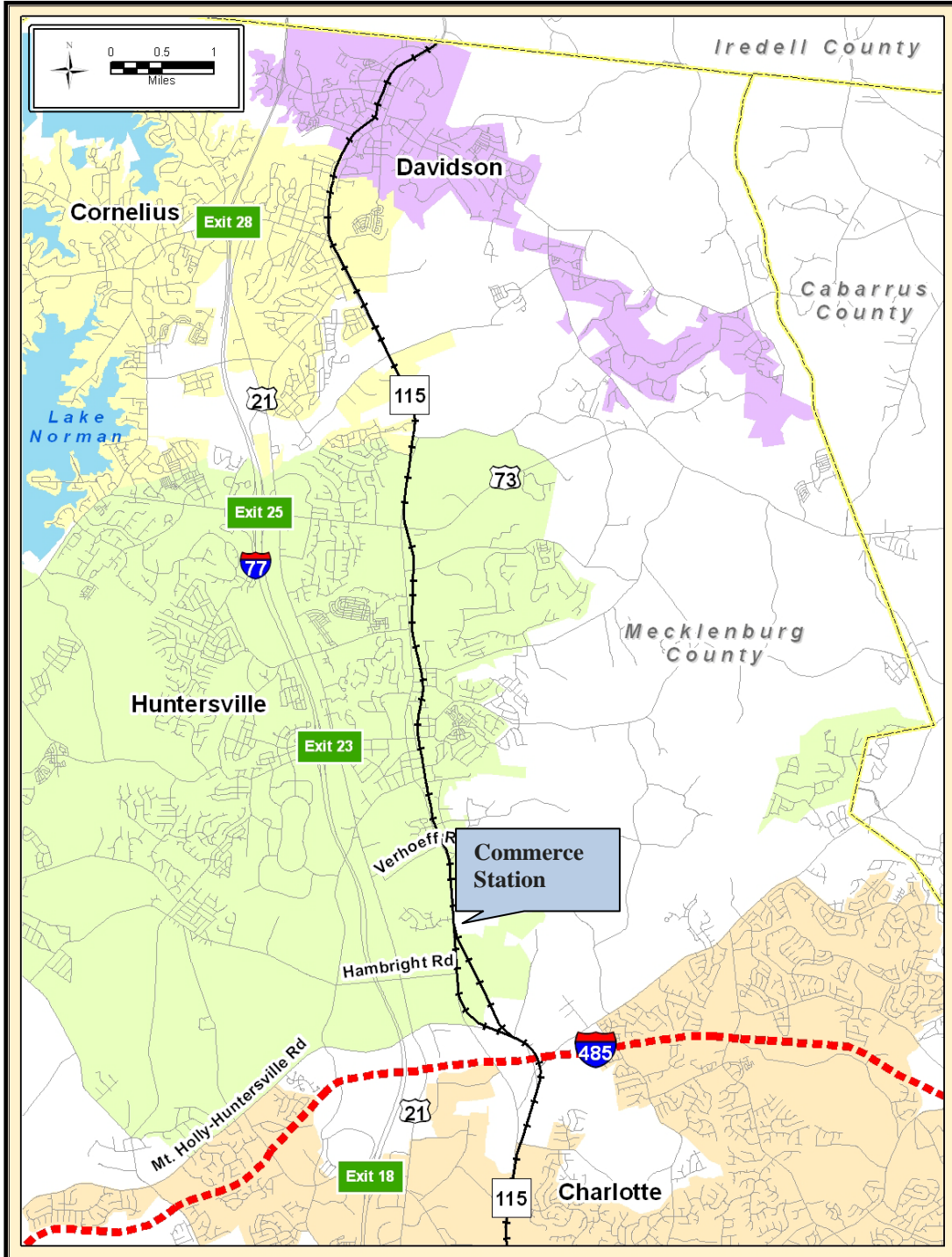
In 2005, Prairie Packaging Company built a 250,000 sq. ft. plastic products manufacturing facility on 40 acres employing over 400 people in the NMIP. One site of 24 acres just north of the Prairie Packaging facility is currently available, and additional rail and non-rail parcels will be available in the near future. The available parcel can be subdivided to as little as 10 acres.

Additional detailed information on the available property is available by contacting the Lake Norman Regional Economic Development Corporation at 704-992-2300 or by e-mail to director@lakenormanregion.com.

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13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
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COMMERCE STATION SITE LOCATION MAP

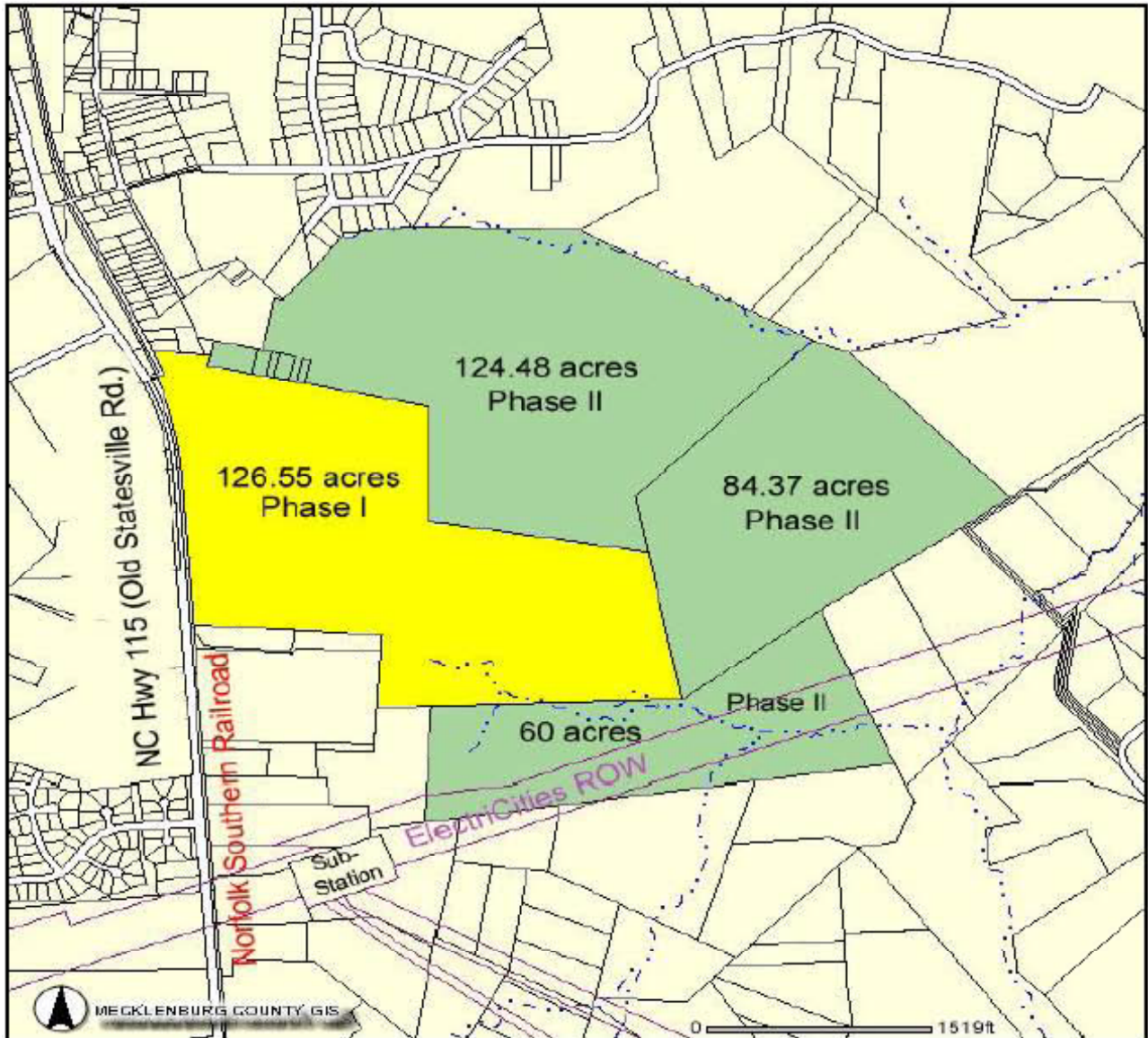


MAP: LNR\GIS\GIS\Projects\LNR-ED\CP\Project\Live\Site Location Map.mxd

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COMMERCE STATION SITE PLAN



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