



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL LOCATION

BAILEY COMMERCE PARK

11106 Treynorth Drive (Between Exit 25 & 28)
Cornelius, NC 28031

DETAILS

Size: 35 acres
50,000 sq. ft.

Sub-dividable: Yes

Zoning: CB

Fire Rating: Class 6

Park Location: Mecklenburg County

Park Name: Bailey Commerce Park

Inside City?: Yes (Cornelius)

Topography: Flat to rolling

Elevation: 750'

Utilities:

Water: CMUD

Sewer: CMUD

Gas: Piedmont Natural Gas

Power: EnergyUnited

Phone: AT&T

Transportation:

I-77: 4 miles

I-85: 11 miles

I-40: 22 miles

I-485: 3 miles (u/c)

Airport: 18 miles (CLT/Douglas)

Rail: N/A

Port:

Wilmington: 216 miles

Charleston: 227 miles

GIS ID #: 00535103

PRICING

Sale/Lease Price: Approx. \$150,000/acre based on design/build needs of industry – can also be leased at approx. \$10-\$11/sq. ft.

CONTACT INFORMATION

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ADDITIONAL INFORMATION

Developer ready to begin design/build project for industry interested in up to 50,000 sq. ft. with quick accessibility to I-77, I-485, I-85 and the Charlotte-Douglas International Airport. Property zoned for industrial use and construction could be complete within one year. All grading, zoning & infrastructure in place, ready to go. Competitively priced for upscale industrial location, designed to accommodate tractor-trailer needs, both drive-through and dock-height doors, generous parking. The business park is a central point for commerce in the Lake Norman region and at the epicenter of the racing industry.

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13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
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Where Business Gets Done.



ADDITIONAL INFORMATION

The architectural style is modern, concrete construction, which will stand the test of time. The site and buildings are designed to accommodate tractor-trailer needs with both drive-through and dock height doors and generous parking. The grounds are well lit and attractively landscaped. The Bailey Commerce Park master plan includes site work, water, sewer, and power as well as storm water detention areas to maximize the land use of each lot.

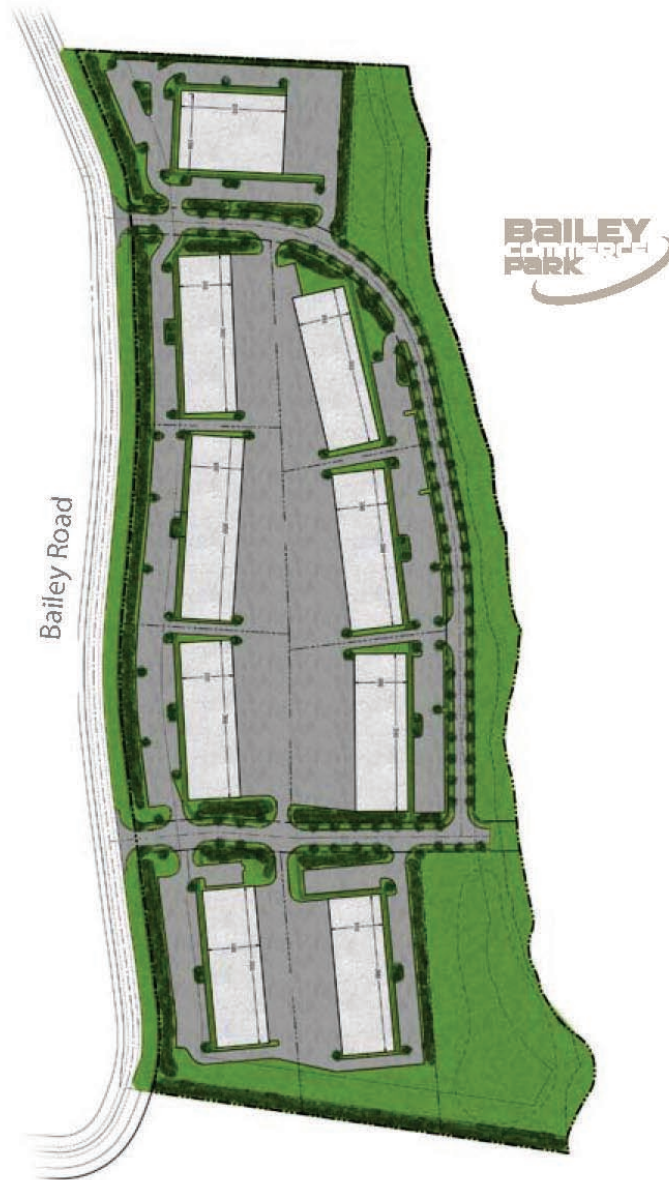


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RENDERING

The rendering shows sites fully built out and maximized (pad- ready site or build-to-suit options available). Sites are approved for up to 95 percent impervious, which maximizes the yields of building and parking on the land. Accommodations can be made for individual space requirements ranging from 2,500 sq. ft. to 50,000 sq.ft.



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