

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

**The Park - Huntersville
SMITH BUILDING**
12125 Herbert Wayne Court
Huntersville, NC 20878



DETAILS

Building Size: 86,789 sq. ft.
Zoning: Commercial
Park Name: The Park - Huntersville
Park Location: Mecklenburg County
Inside City?: Yes (Davidson)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Energy United
Phone: AT&T

Transportation:

I-77: Immediate
I-85: 9 miles
I-40: 27 miles
I-485: 3 miles
Hwy. 73: 3 miles
Airport: 15 miles (CLT/Douglas)
Rail: n/a (yes or no)
Port:
Wilmington: 200 miles
Charleston: 200 miles

PRICING

Sale Price: N/A
Lease Price: \$5.25 - \$12.75 /sq. ft.
Modified Net

CONTACT INFORMATION

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Executive Director
Lake Norman Regional EDC
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Spectrum Properties
O: 704.875.0100

ADDITIONAL INFORMATION

Features of Smith Building:

- One-story high density office with 86,789 RSF
- Suitable for office, call centers, laboratory and R&D
- 5.77 parking spaces per 1,000 RSF
- Typical 40'x40' structural bays with 120' depth
- Easily visible tenant identification signage
- Monument signage available

Features of The Park – Huntersville:

- Conveniently located between Charlotte and Lake Norman
- Only one exit north of I-77 and I-485 interchange on Gilead Road-Exit 23
- 674-acre master planned mixed-use suburban development
- Suitable for a wide variety of uses, including corporate and regional HQ, office, R&D, light industrial, multi-housing, and retail
- On-site amenities:
 - Conference center, property management and maintenance
 - Childcare facility
 - Six-acre lake with walking path
 - 70,000 sq. ft. Torrence Village retail center
- To view availability, please visit www.theparkhuntersville.com

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LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION

13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078

PHONE: 704-992-2300 • FAX: 704-992-2233

THE PARK - HUNTERSVILLE LOCATION MAP



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THE PARK - HUNTERSVILLE MASTER PLAN



LEGEND
 ■ BANK OF AMERICA
 ■ OTHER OWNERS
 ■ PROPOSED DEVELOPMENT

BUILDINGS OWNED BY BANK OF AMERICA AS TRUSTEE			AVAILABLE SITES - GROSS AND NET ACRES		
BUILDING NUMBER	GROSS ACRES	NET ACRES	LOT NO.	GROSS ACRES	NET ACRES
A	2.17	1.52	12	12.55	13.28
B	1.10	0.80	13	1.45	1.24
C	1.43	1.00	14	1.45	1.24
D	1.10	0.80	15	1.45	1.24
E	1.10	0.80	16	1.45	1.24
F	1.10	0.80	17	1.45	1.24
G	1.10	0.80	18	1.45	1.24
H	1.10	0.80	19	1.45	1.24
I	1.10	0.80	20	1.45	1.24
J	1.10	0.80	21	1.45	1.24
K	1.10	0.80	22	1.45	1.24
L	1.10	0.80	23	1.45	1.24
M	1.10	0.80	24	1.45	1.24
N	1.10	0.80	25	1.45	1.24
O	1.10	0.80	26	1.45	1.24
P	1.10	0.80	27	1.45	1.24
Q	1.10	0.80	28	1.45	1.24
R	1.10	0.80	29	1.45	1.24
S	1.10	0.80	30	1.45	1.24
T	1.10	0.80	31	1.45	1.24
U	1.10	0.80	32	1.45	1.24
V	1.10	0.80	33	1.45	1.24
W	1.10	0.80	34	1.45	1.24
X	1.10	0.80	35	1.45	1.24
Y	1.10	0.80	36	1.45	1.24
Z	1.10	0.80	37	1.45	1.24
TOTAL	14.63	10.43	TOTAL	234.15	199.76

THE PARK HUNTERSVILLE

Master Plan
August 2009

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