

# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE / INDUSTRIAL BUILDING



SERIOUS BUSINESS.  
SERIOUS FUN.

## The Park - Huntersville CAMPBELL BUILDING

13245 Reese Boulevard West  
Huntersville, NC 20878



## DETAILS

<u>Building Size:</u>	97,736 sq. ft.
<u>Zoning:</u>	Commercial
<u>Park Name:</u>	The Park - Huntersville
<u>Park 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>	Energy United
<u>Phone:</u>	AT&T

## Transportation:

<u>I-77:</u>	Immediate
<u>I-85:</u>	9 miles
<u>I-40:</u>	27 miles
<u>I-485:</u>	3 miles
<u>Hwy. 73:</u>	3 miles
<u>Airport:</u>	15 miles (CLT/Douglas)
<u>Rail:</u>	N/A
<u>Port:</u>	
Wilmington:	200 miles
Charleston:	200 miles

## PRICING

<u>Lease Price:</u>	\$5.25 - \$12.75 / sq. ft. Modified Net
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## 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 the Campbell Building:

- One-story office/warehouse with 97,736 RSF
- Suitable for office, laboratory, light manufacturing, R&D and warehouse
- 2.4 parking spaces per 1,000 RSF
- Easily visible tenant identification signage
- Dock-high warehouse access available
- Typical 40'x40' structural bays with 120' depth
- 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](http://www.theparkhuntersville.com).

LAKE NORMAN REGION  
NORTH CAROLINA

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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		OTHER OWNERS		AVAILABLE SITES - GROSS AND NET ACRES		
LOT NUMBER	ACRES	LOT NO.	OWNER	LOT NO.	GROSS ACRES	NET ACRES
AS 1	14.5	1	ACADEMY FOR HOPE	1	12.00	13.20
AS 2	7.8	2	POLYTRON ENGINE, LLC	2	1.00	1.00
AS 3	5.5	3	JOE JAMES ROSS	3	1.00	1.00
AS 4	5.9	4	TRISTAR CORP	4	1.00	1.00
AS 5	5.0	5	CHANG BERRY	5	1.00	1.00
AS 6	6.3	6	WESTERN BANK	6	1.00	1.00
AS 7	28.6	7	PRESBYTERIAN HOSPITAL	7	17.00	17.00
AS 8	17.0	8	BELLEVUE CORPORATION	8	17.00	17.00
AS 9	17.0	9	ALLIANCE, LLC	9	17.00	17.00
AS 10	13.6	10	REED & PALMER CARE	10	13.60	13.60
AS 11	10.2	11	ST. CHARLES, LLC	11	10.20	10.20
AS 12	5.0	12	WELLSFARGO, LLC	12	5.00	5.00
AS 13	5.1	13	COMPTON, LLC	13	5.10	5.10
AS 14	6.3	14	UNITED WEST TEXAS GAS CENTER	14	6.30	6.30
AS 15	5.7	15	COMPTON, LLC	15	5.70	5.70
AS 16	6.3	16	MORGAN PULP INDUSTRY	16	6.30	6.30
AS 17	6.6	17	CANFIELD, LLC	17	6.60	6.60
AS 18	9.9	18	UNIT-C WEST TEXAS PROF CENTER	18	9.90	9.90
AS 19	11.9	19	UNIT-C WEST TEXAS PROF CENTER	19	11.90	11.90
AS 20	18.3	20	UNIT-C WEST TEXAS PROF CENTER	20	18.30	18.30
AS 21	18.5	21	UNIT-C WEST TEXAS PROF CENTER	21	18.50	18.50
AS 22	9.5	22	UNIT-C WEST TEXAS PROF CENTER	22	9.50	9.50
AS 23	3.0	23	UNIT-C WEST TEXAS PROF CENTER	23	3.00	3.00
AS 24	1.9	24	UNIT-C WEST TEXAS PROF CENTER	24	1.90	1.90
AS 25	3.7	25	UNIT-C WEST TEXAS PROF CENTER	25	3.70	3.70
TOTAL	144.00	TOTAL	210.00	TOTAL	224.10	189.20

## THE PARK HUNTERSVILLE

Master Plan  
August 2009



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