



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE WAREHOUSE/INDUSTRIAL SPACE

HUNTERSVILLE WAREHOUSE

11609 Hord Street
Huntersville, NC 28078



DETAILS

Size: 81,980 square feet
Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: Septic
Gas:

Power: EnergyUnited

Phone: AT&T

Transportation:
I-77: 2 miles
I-85: 8 miles
I-485: 7 miles
Hwy. 73: 1 mile
Airport: 15 miles (CLT/Douglas)
Rail: Norfolk Southern
Port:
Wilmington & Charleston:
Approximately 200 miles

PRICING

Sale/Lease Price: \$1,950,000

CONTACT INFORMATION

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ADDITIONAL INFORMATION

❖ 81,980 sq. ft. warehouse & storage space

| | |
|-------------------------|----------------|
| Main building warehouse | 35,000 sq. ft. |
| Warehouse | 30,000 sq. ft. |
| Salesmens' Building | 6,000 sq. ft. |
| Vehicle sheds | |
| 120 x 24 | 2,880 sq. ft. |
| 270 x 30 | 8,100 sq. ft. |

- ❖ Located off NC Hwy. 115 between Exits 23 and 25 from Interstate 77
- ❖ Former Stock Building Supply Facility
- ❖ Exterior Materials Racking
- ❖ Tax parcel ID # 01120123
- ❖ Rail siding connects to Norfolk Southern "O" line and CATS future light rail red line
- ❖ 10-acre fenced site with 8.5+ acres of improved or hard surface property
- ❖ Optimum site as a vehicle fleet storage and maintenance or parts distribution facility

HUNTERSVILLE WAREHOUSE STORAGE & LAYOUT



LAKE NORMAN REGION
NORTH CAROLINA

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