



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL BUILDING

JAMESBURG DRIVE INDUSTRIAL BUILDING
(PREVIOUS DSC LOGISTICS DISTRIBUTION FACILITY)
12801 Jamesburg Drive
Huntersville, NC 28078

DETAILS

Size: 559,750 square feet
Available Space: 65,000 sq. ft.
Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: On-site septic system
Gas: Piedmont Natural Gas
Power: Duke Energy
Telephone: AT&T

Transportation:

I-77: 2 miles
I-85: 10 miles
I-40: 27 miles
I-485: 6 miles
Hwy. 73: 0 miles
Airport: 22 miles
(CLT/Douglas International)

Rail: N/A

Port:

Wilmington & Charleston:
Approximately 200 miles

PRICING

Lease Price: \$3.75-\$3.85/sq. ft.

CONTACT INFORMATION

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Executive Director
Lake Norman Regional EDC
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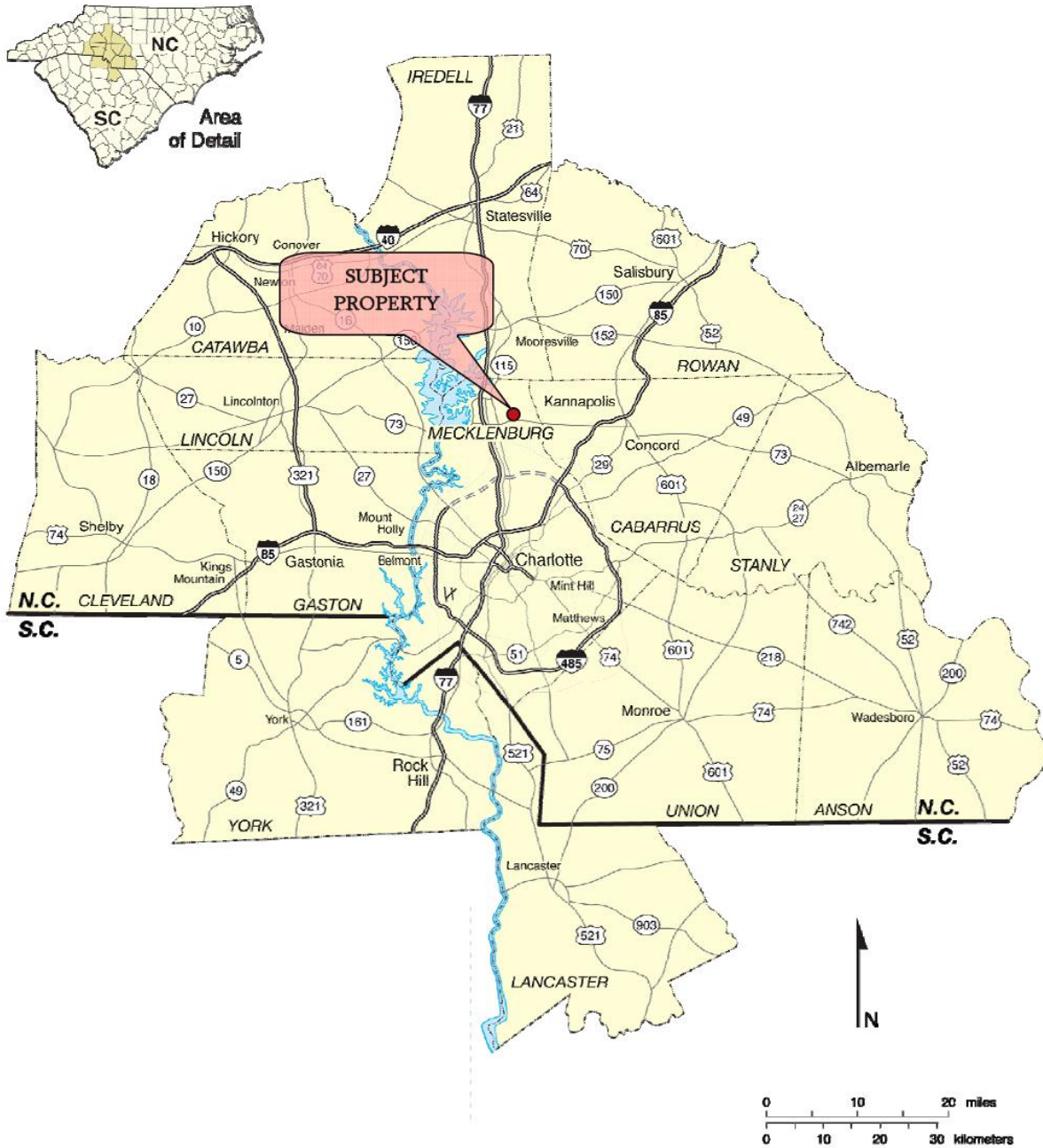
ADDITIONAL INFORMATION

- ❖ State-of-the-art distribution facility available minutes from I-77, I-485 and I-85 with easy access to all major routes
- ❖ Year built: 1996 with 1998 expansion
- ❖ Clearance height: 28 feet
- ❖ Warehouse dimensions: 1,737' x 318'
- ❖ Truck docks: 53/27 knockouts
- ❖ Truck court: 180'
- ❖ Drive-in doors: 1
- ❖ Car parking: 169
- ❖ Security: Property is secured via perimeter fencing, security booth, site lighting and monitoring cameras
- ❖ Electrical: 227/480, 3-phase
- ❖ Generators: Two Caterpillar generators (KVA 1,562 & 1,875)
- ❖ Floors: 6" concrete
- ❖ Columns: 76' x 48' (Staging Bay)
56' x 48' (Ambient)
54' x 56' (Cooler)



LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 · FAX: 704-992-2233

JAMESBURG DRIVE INDUSTRIAL BUILDING LOCATION MAP



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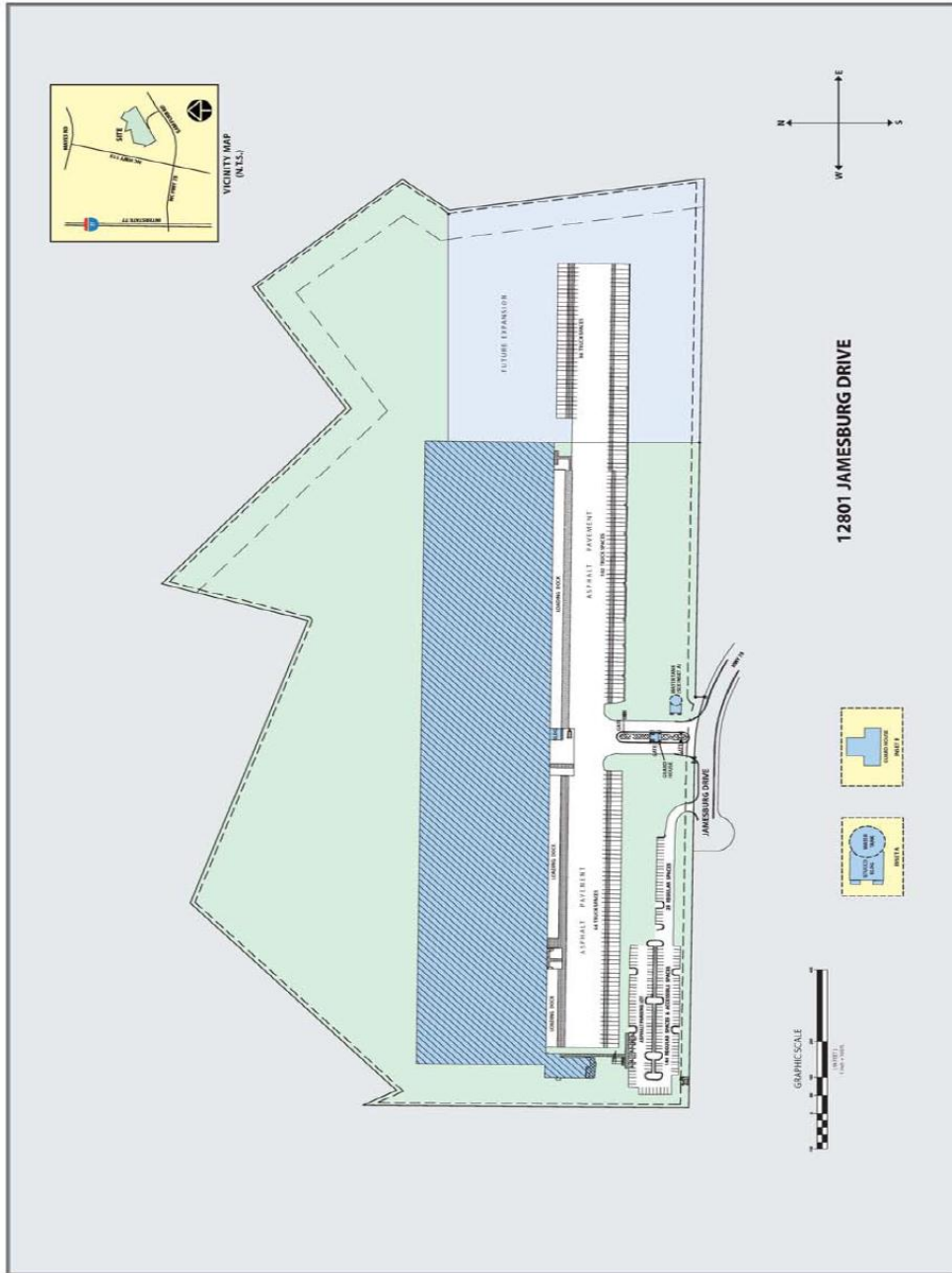
JAMESBURG DRIVE INDUSTRIAL BUILDING PROPERTY AERIAL



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JAMESBURG DRIVE INDUSTRIAL BUILDING SITE PLAN



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JAMESBURG DRIVE INDUSTRIAL BUILDING PERIMETER PHOTOS



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JAMESBURG DRIVE INDUSTRIAL BUILDING INTERIOR PHOTOS



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