



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL FACILITY

NORTHCROSS CENTER
9730 NorthCross Center Court
Huntersville, NC 28078



DETAILS

Size: 60,998 square feet
and 4.5+ acres
Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
(6" main/6" fire line)
Sewer: CMUD
(8" main/4" line)
Gas: Piedmont Natural Gas
Power: EnergyUnited
Phone: AT&T

Transportation:

I-77: 1 mile
I-85: 15 miles
I-40: 26 miles
I-485: 5 miles
Hwy. 73: 3 miles
Airport: 19 miles (CLT/Douglas)
Rail: N/A
Port:

Wilmington & Charleston:
Approximately 200 miles

PRICING

Sale Price: \$4.9 million

CONTACT INFORMATION

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ADDITIONAL INFORMATION

- ❖ Modern, single-story industrial facility on 4.5+ acres right off I-77 at Exit 25
- ❖ Approximately 10,800 sq. ft. of admin space
- ❖ 18' clearance height in original section (constructed 2002) and 17'3" in 2005 addition
- ❖ Column spacing primarily 40' x 40'
- ❖ Five 9' x 10' roll-up overhead doors and one 12' x 14' electric roll-up drive-in door for truck loading
- ❖ Climate-controlled facility with twelve Carrier rooftop units / Fully air-conditioned (including distribution area)
- ❖ Parking paved and marked for approximately 57 vehicles
- ❖ Lawn sprinkler system and extensive landscaping
- ❖ Perimeter security lights
- ❖ Fire and burglar alarm system with interior plant motion detectors
- ❖ Space previously used as a headquarters and distribution facility



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