



**SERIOUS BUSINESS.  
SERIOUS FUN.**

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

## LUNDSTEN BUILDING

9820 Northcross Center Court  
Huntersville, NC 28078



### DETAILS

Size: +/- 25,600 square feet  
3.127 acres

Zoning: Corporate Business

Park Location: Mecklenburg

Inside City?: Yes (Huntersville)

#### Utilities:

Water: CMUD

Sewer: CMUD

Gas: Piedmont Natural Gas

Power: EnergyUnited

Phone: AT&T

#### Transportation:

I-77: 0.5 miles

I-85: 12 miles

I-40: 26 miles

I-485: 6 miles

Hwy. 73: 0.5 miles

Airport: 18 miles

(CLT/Douglas)

#### Port:

Wilmington: 214 miles

Charleston: 224 miles

### PRICING

Sale Price: \$3,072,000 (\$120/sq. ft.)

### CONTACT INFORMATION

Jerry Broadway CEcD  
Executive Director  
Lake Norman Regional EDC  
O: 704.992.2300  
E: jbbroadway@lakenormanregion.com

### ADDITIONAL INFORMATION

- ❖ Class A office/warehouse building (Approximately 5,000 sq. ft. of warehouse)
- ❖ Excellent location off of Exit 25 in Huntersville
- ❖ 22' clear height in warehouse space
- ❖ 1 dock door & 1 drive-in door
- ❖ Two T1 Lines run to the building
- ❖ Ability to expand building an additional 16,000 sq. ft.
- ❖ 62 parking spaces
- ❖ Tax ID #00504231

LAKE NORMAN REGION

NORTH CAROLINA

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