



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL BUILDING

LIBURDI INDUSTRIAL BUILDING

404 Armour Street
Davidson, NC 28036

DETAILS

Size: 23,000 square feet
Zoning: Lakeshore
Planning Area
Location: Mecklenburg County
Inside City?: Yes (Davidson)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: PSNC
Power: Duke Energy
Telephone: MI Connection

Transportation:

I-77: 1.31 miles
I-85: 13.97 miles
I-485: 11.5 miles
Hwy. 73: 5.78 miles
Airport: 25 miles
(CLT/Douglas International)
Rail: N/A
Port:
Wilmington & Charleston:
Approximately 200 miles

PRICING

Lease Price: \$4.50/sq. ft.

CONTACT INFORMATION

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Lake Norman Regional EDC
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ADDITIONAL INFORMATION

- ❖ Brick facade industrial facility with 2,000 sq. ft. office space in excellent condition available for two-year lease near I-77 via Exit 30 in Davidson, NC
- ❖ Perfect for mfg. warehouse space, biotech, light industrial or engineering
- ❖ Three finished offices and two common areas
- ❖ Large warehouse or manufacturing space with drive-up dock door
- ❖ Men's' and ladies' restrooms connected to common office areas
- ❖ Central heating and air conditioning throughout

LAKE NORMAN REGION
NORTH CAROLINA

LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION

13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078

PHONE: 704-992-2300 • FAX: 704-992-2233

LIBURDI INDUSTRIAL BUILDING PHOTOS



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