

# LAKE NORMAN REGION / NORTH CAROLINA

## AVAILABLE INDUSTRIAL / FLEX SPACE



**SERIOUS BUSINESS.  
SERIOUS FUN.**

**The Park – Huntersville**  
11845 Vanstory Drive- Suites 300 & 400  
Huntersville, NC 28078

### DETAILS

<u>Size:</u>	15,000 square feet
<u>Available Space:</u>	
Suite 300:	3,236 sq. ft. warehouse 1,764 sq. ft. office
Suite 400:	7,000 sq. ft. warehouse 3,000 sq. ft. office
<u>Park Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes (Huntersville)
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	Duke Power
<u>Phone:</u>	AT&T with optics

### Transportation:

<u>I-77:</u>	1 miles
<u>I-85:</u>	9 miles
<u>I-40:</u>	27 miles
<u>I-485:</u>	3 miles
<u>Hwy. 73:</u>	3 miles
<u>Airport:</u>	15 miles (CLT/Douglas)
<u>Rail:</u>	N/A
<u>Port:</u>	
Wilmington:	200 miles
Charleston:	200 miles

### PRICING

Lease Price: \$10 sq. ft.

### CONTACT INFORMATION

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



### ADDITIONAL INFORMATION

- ❖ Located in the premier business park north of Charlotte, zoned for office and light industrial use featuring:
  - Master-planned 700 acres (mixed-use)
  - Childcare facility
  - Six-acre lake with walking paths
  - 70,000 sq. ft. commerce center nearby
  - Conveniently located at I-77/Exit 23
- ❖ Dock door with levelers: Suite 400 (Two 10'X12') - Suite 300 (One 10'X12')
- ❖ Drive-in door: Suite 400 (Two 10'X12') Suite 300 (One 10'X12')
- ❖ Ceiling height: 16 ft.
- ❖ High Bay fluorescent lighting
- ❖ Sprinkler system
- ❖ Fully air-conditioned facility
- ❖ Parking area paved and marked for 37 vehicles
- ❖ Truck Court

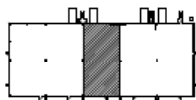
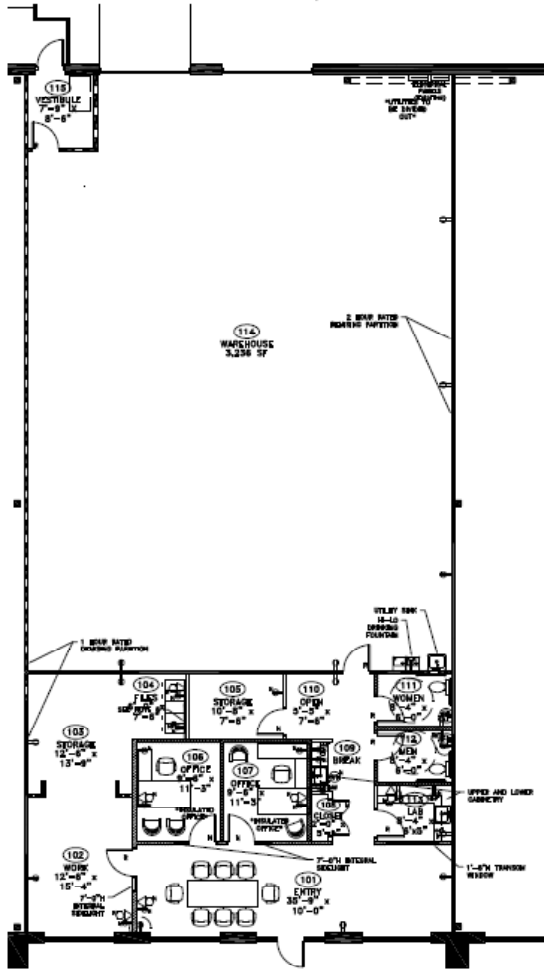
**LAKE NORMAN REGION**  
NORTH CAROLINA

**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

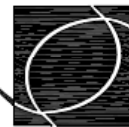
**THE PARK – HUNTERSVILLE  
11845 VANSTORY DRIVE  
SUITE 300 SPACE PLAN**

**TINTEK**

SPACE PLAN - 1 OF 1  
THE WEAVERTHORPE - SUITE 300  
5,000 RSF  
NOT TO SCALE  
DATE: NOVEMBER 5, 2007  
DATE: NOVEMBER 28, 2007



KEY PLAN



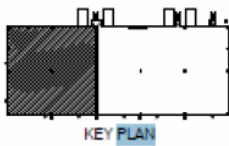
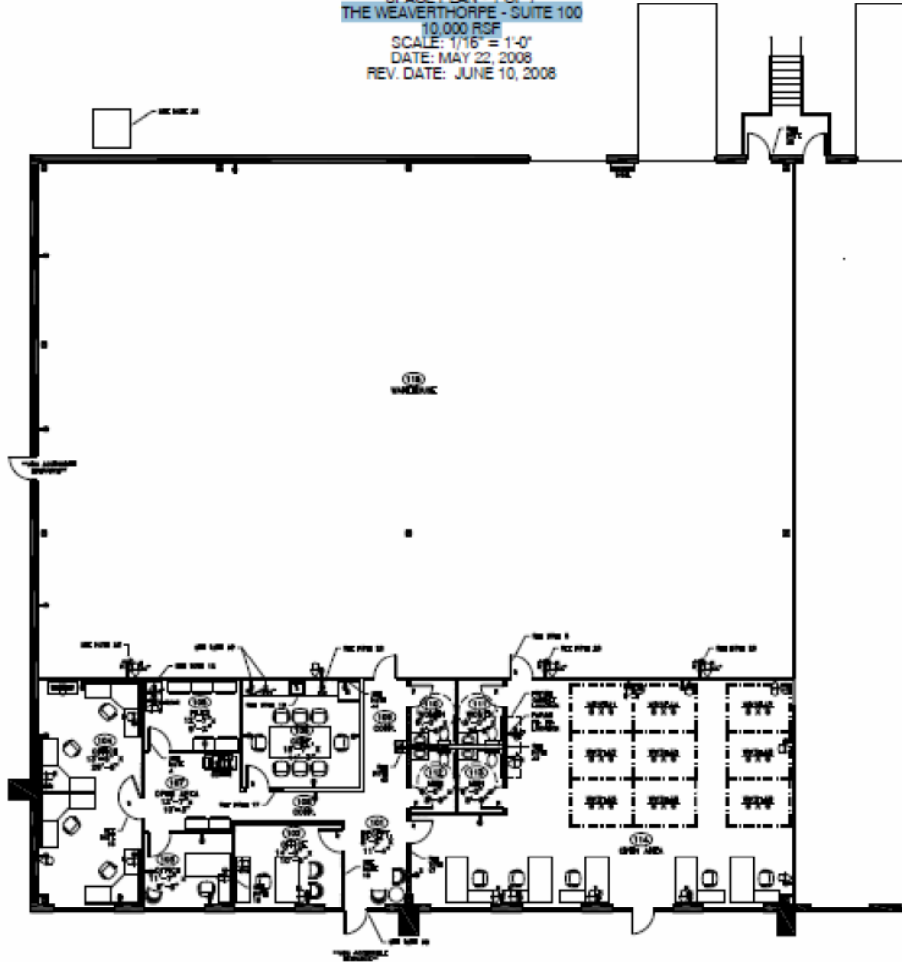
**SMITH  
HARRIS  
DESIGN**  
associates

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**THE PARK – HUNTERSVILLE  
11845 VANSTORY DRIVE  
SUITE 400 SPACE PLAN**

TECHNICAL DEVELOPMENT  
CORPORATION  
SPACE PLAN - 1 OF 7  
THE WEAVERTHORPE - SUITE 100  
10,000 RSF  
SCALE: 1/16" = 1'-0"  
DATE: MAY 22, 2008  
REV. DATE: JUNE 10, 2008



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