



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL BUILDING

MAXIM INVESTMENTS LLC
11136 SAM FURR ROAD INDUSTRIAL BUILDING
Huntersville, NC 28078



DETAILS

Size: 10,000 square feet
(8,000 sq. ft. warehouse
& 2,000 sq. ft. office)

Zoning: SP (Special Purpose)

Location: Mecklenburg County

Inside City?: Yes (Huntersville)

Utilities:

Water: CMUD

Sewer: CMUD

Gas: Piedmont Natural Gas

Power: Duke Energy

Telephone: AT&T

Transportation:

I-77: 2 miles

I-85: 11 miles

I-485: 8 miles

Hwy. 73: 0 miles (on Hwy. 73)

Airport: 22 miles
(CLT/Douglas International)

Rail: N/A

Port:

Wilmington & Charleston:
Approximately 200 miles

PRICING

Sale Price: \$775,000

Lease Price: \$77.50/sq. ft.

CONTACT INFORMATION

Jerry Broadway CEcD
Executive Director
Lake Norman Regional EDC
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ADDITIONAL INFORMATION

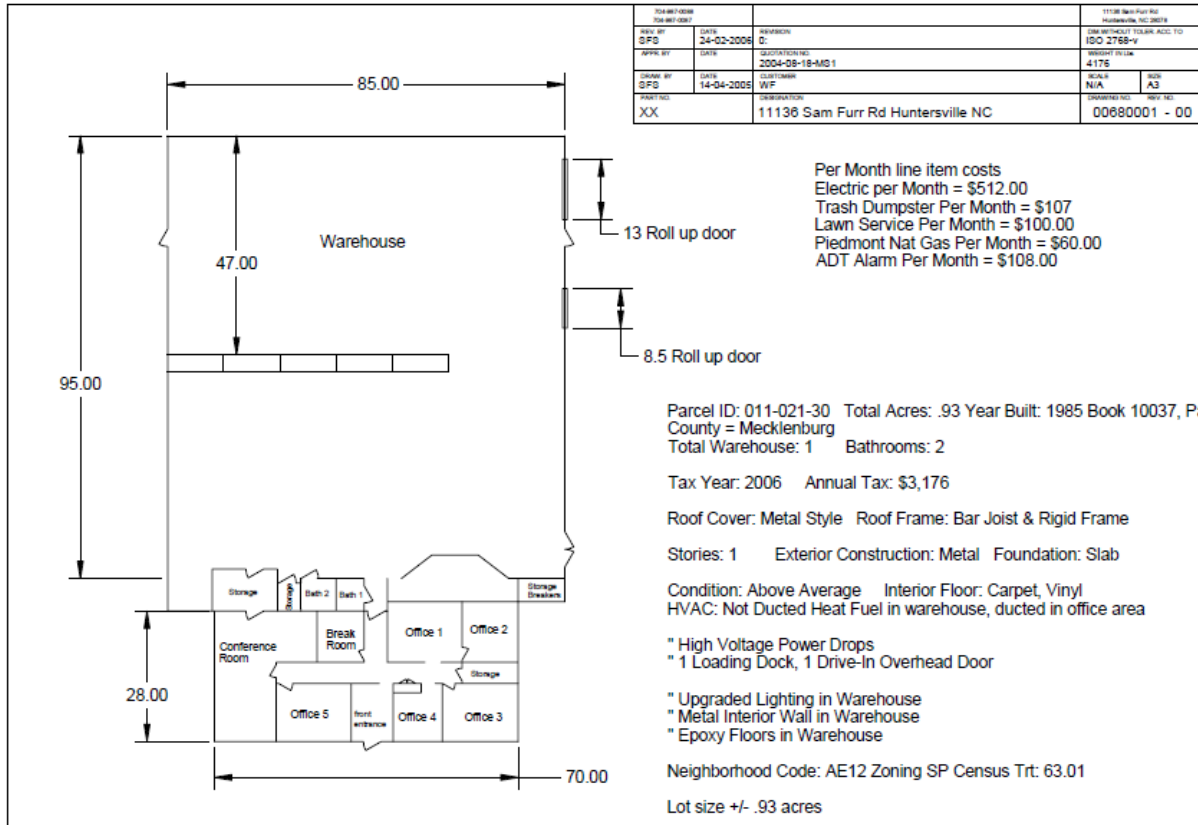
- ❖ Great industrial space for manufacturing/distribution/show room
- ❖ Approximately 10,000 sq. ft. industrial building with 2,000 sq. ft. office/meeting room/break room space
- ❖ Located right off Hwy. 73 (Sam Furr Road) at Exit 23/I-77
- ❖ One loading dock
- ❖ One bay garage door for easy access
- ❖ Fully heated & air conditioned
- ❖ Upgraded lighting in warehouse
- ❖ Metal interior wall & epoxy floors in warehouse
- ❖ 15' clearance height



LAKE NORMAN REGION
NORTH CAROLINA

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13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 • FAX: 704-992-2233

11136 SAM FURR ROAD BUILDING LAYOUT & DETAILS



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