

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE / FLEX SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

**THE PARK - HUNTERSVILLE
CALHOUN BUILDING**
9800 West Kincey Avenue
Huntersville, NC 28078



DETAILS

Size: 7,516 square feet
Zoning: Commercial
Park Name: The Park - Huntersville
Park Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Energy United or Duke Energy
Phone: AT&T

Transportation:

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

PRICING

Lease Price: \$11.00 - \$13.00 / sq. ft.
Triple Net

CONTACT INFORMATION

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ADDITIONAL INFORMATION

Features of the Calhoun Building:

- One-story garden/office building with 59,811 RSF
- Suitable for office, medical office, flex and R&D
- Five parking spaces per 1,000 RSF
- Distinctive entrances with precast columns and arches
- Dock-high or drive-in warehouse access available
- Building monument signage available

Features of The Park – Huntersville:

- o Master-planned 700 acres, mixed use community
- o On-site conference center & property management
- o Childcare facility
- o Six-acre lake with walking paths
- o 70,000 SF retail at front of park- Torrence Village
- o Conveniently located between Charlotte CBD and Lake Norman

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