



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE/FLEX SPACE

**THE PARK - HUNTERSVILLE
SMITH BUILDING**
12125 Herbert Wayne Court
Huntersville, NC 28078



DETAILS

Size: 5,548 square feet
Zoning: Commercial
Park Name: The Park - Huntersville
Park Location: Mecklenburg County
Inside City?: Yes (Davidson)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Energy United
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 (yes or no)
Port:
Wilmington: 200 miles
Charleston: 200 miles

PRICING

Sale Price: N/A
Lease Price: \$11.00 - \$12.00 /sq. ft.
Modified Net

CONTACT INFORMATION

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ADDITIONAL INFORMATION

- Features of Smith Building:
 - One-story office/warehouse building with 86,789 RSF
 - Suitable for office, laboratory, light manufacturing, R&D and warehouse
 - Six parking spaces per 1,000 RSF
 - Easily visible tenant identification signage
 - Dock-high warehouse access available
 - Typical 40' X 40' structural bays with 120' depth
 - Building monument signage available
- Features of The Park - Huntersville:
 - Master-planned 700-acre, mixed-use community
 - On-site conference center & property management
 - Childcare facility
 - Six-acre lake with walking paths
 - Future full-service hotel
 - 70,000 sq. ft. retail center nearby – Torrence Village
 - Conveniently located between Charlotte and Lake Norman



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