



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE FLEX BUILDING

18335 OLD STATESVILLE ROAD

Suites B & C
Cornelius, NC 28078

DETAILS

Size: 2,600-5,200 sq. ft.
Zoning: Industrial Campus
Location: Mecklenburg County
Inside City?: Yes (Cornelius)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Electricities
Telephone: Windstream

Transportation:

I-77: 2.33 miles
I-85: 15.22 miles
Hwy. 73: 1.19 miles
Airport: 22.43 miles
(CLT/Douglas International)
Rail: N/A
Port:
Wilmington & Charleston:
Approximately 200 miles

PRICING

Price: \$205,000 for 1 suite
\$390,000 for both suites
Lease Price: \$2,925/month

CONTACT INFORMATION

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ADDITIONAL INFORMATION

- ❖ Two adjoining open flex spaces offering 2,600 – 5,200 sq. ft.
- ❖ Outdoor storage available
- ❖ Located just near Hwy. 73 and just 2.33 miles from I-77
- ❖ Built 2002
- ❖ Two 10' x 12' drive-in doors
- ❖ Steel & masonry construction
- ❖ Former Lesco/John Deere landscape branch
- ❖ Association fee: \$437.56/month
- ❖ Taxes: \$376.06

LAKE NORMAN REGION
NORTH CAROLINA

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