For Sale or Lease

113,316 SF Facility

- Mecklenburg county
- Ample parking with ability to expand
- Great Location:
  - ± 0.2 miles to I-77
  - ± 0.5 miles to Lake Norman
  - ± 1.0 mile to Davidson
  - ± 3.0 miles to Huntersville
  - ± 11 miles to Charlotte

20310 Chartwell Center Dr
Cornelius NC 28031

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JLL Charlotte
4201 Congress Street, Suite 300
Charlotte, NC
www.jll.com/charlotte

Please visit www.availableREMWR.com for virtual tour, more photos, CAD drawings and floor plans, and other additional information.
20310 Chartwell Center Drive

Building features
- Total size: +/-113,316 s.f.
- Production/Manufacturing: +/-69,146 s.f.
- Office: +/-13,927 s.f.
- Mezzanine: +/-30,243 s.f.
- Main level: +/-83,073 s.f.
- Covered left side: +/-15,375 s.f. (not included in total s.f.)
- Covered entrance area: +/-362 s.f. (not included in total s.f.)
- Acreage: 8.2013
- Zoning: HC
- Parking: Up to +/- 275 auto spaces
- Sprinkler: Wet
- Ceiling height: 23’ - 26’8”
- Drive-in doors: 6
- Lighting: T-5 (typical)
- Air: 100% HVAC
- Transformer 1: 1,500 KVA / 3 ph / 277/480v
- Transformer 2: 1,000 KVA / 3 ph / 120/208v
- Fenced site
- Lighted parking area
- Keyless entry

Utilities
- Power: Energy United
- Gas: Piedmont Natural Gas
- Water/sewer: City of Charlotte
- Fiber: Level 3

Pricing
- Purchase price: $8,900,000
- Lease rate: $6.95/SF NNN

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Executive conference room

Covered parking / storage

Training center

Gym / retail area

Entrance

Office hallway

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20310 Chartwell Center Drive - floorplan

Main level

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Amenities

Restaurants/Bars
1. Mac’s Speed Shop
2. Kobe Hero Japanese Steakhouse
3. Harvey’s in Cornelius
4. Asiana Fusion Sushi
5. The Wine Cellar
6. Thai House Cornelius
7. Zapata’s Cantina Mexican
8. Lake Town Tavern
9. Sushi at the Lake
10. Irish Cue
11. Big Al’s Pub & Grubberia
12. Monterrey Mexican Restaurant

KFC
Starbucks

Hotels
1. Comfort Inn & Suites
2. Clarion Inn
3. Hampton Inn
4. Days Inn
5. Econo Lodge & Suites

Shopping
1. Mattress Express
2. West Marine
3. EmbroidMe - Lake Norman
4. Blockbuster
5. Peek-a-boo Couture
6. Goodwill
7. Custom Interiors
8. The Lily Rose
9. Papaya Papers

Miscellaneous
1. Gold’s Gym
2. Sports and Fitness
3. Goodyear Tire & Auto Service
4. Jiffy Lube
5. Walgreens Pharmacy
6. Rite Aid Pharmacy
7. CVS Pharmacy
8. Holiday Marina

Grocery Stores
1. The Fresh Market
2. Publix
3. Harris Teeter

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