

FOR LEASE



BUSINESS CENTER

11855 MOUNT HOLLY-HUNTERSVILLE
ROAD



SIZE (SQ. FT.)

±7,280 -72,800

CLEAR HEIGHT

24'

DELIVERY

EARLY Q2 2026

SHORELINE
CAPITAL



PROPERTY INFORMATION

11855 MT HOLLY-HUNTERSVILLE RD

ADDRESS	11855 Mount Holly-Huntersville Road Huntersville, NC 28078
PARCEL ID (Mecklenburg County)	01720305
ZONING	CB Corporate Business
PROPERTY SIZE	72,800 SF
TOTAL SITE AREA	±8.63 acres
OFFICE	Spec Office
BUILDING DIMENSIONS	468' x 160' (7 bays) 468' x 140' (2 bays)
CLEAR HEIGHT	24'
DOCK DOORS	25 (9' x 10') Dock High
DRIVE-IN DOORS	(1) 14X16 Drive-In (1) 12X14 Drive-In
LIGHTING	LED
SIGNAGE	Monument Signage Available
SPRINKLER SYSTEM	ESFR
AUTO PARKING	96 Spaces
TRUCK COURT	110'
ELECTRICAL	3,000 Amp, 480/277V Service

HIGHLIGHTS

CLEAR HEIGHT

24'

AUTO PARKING

96

BUILDING AREA (SQ.FT.)

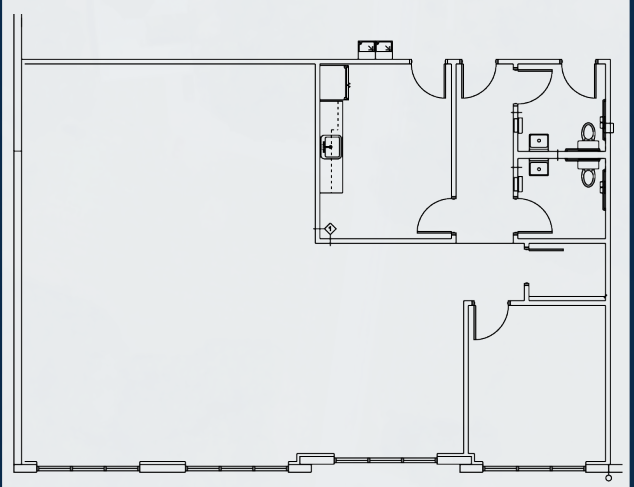
±72,800

LOADING DOORS

25



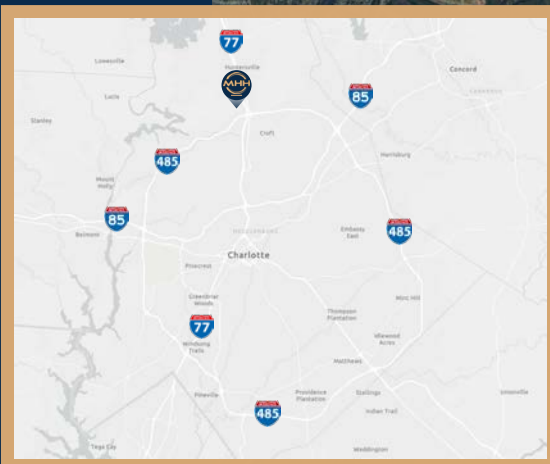
SPEC OFFICE



11855 MT HOLLY-HUNTERSVILLE RD

SURROUNDING AREA

LOCAL TENANTS



Torance

Hunters Pointe

Huntersville



Senator W. Craig Lawing Fwy

Wedgewood

INTERSTATE 77 --- 1.2 miles

INTERSTATE 485 --- 3.1 miles



CONTACT US

JAY HILL

Executive Vice President
jay.hill@jll.com
+1 704 804 5754

BRAD CHERRY

Executive Managing Director
brad.cherry@jll.com
+1 704 927 3013

SHORELINE
CAPITAL

