 **JLL** SEE A BRIGHTER WAY

For sale or lease

**13201 Reese Blvd W
Huntersville, NC 28078**

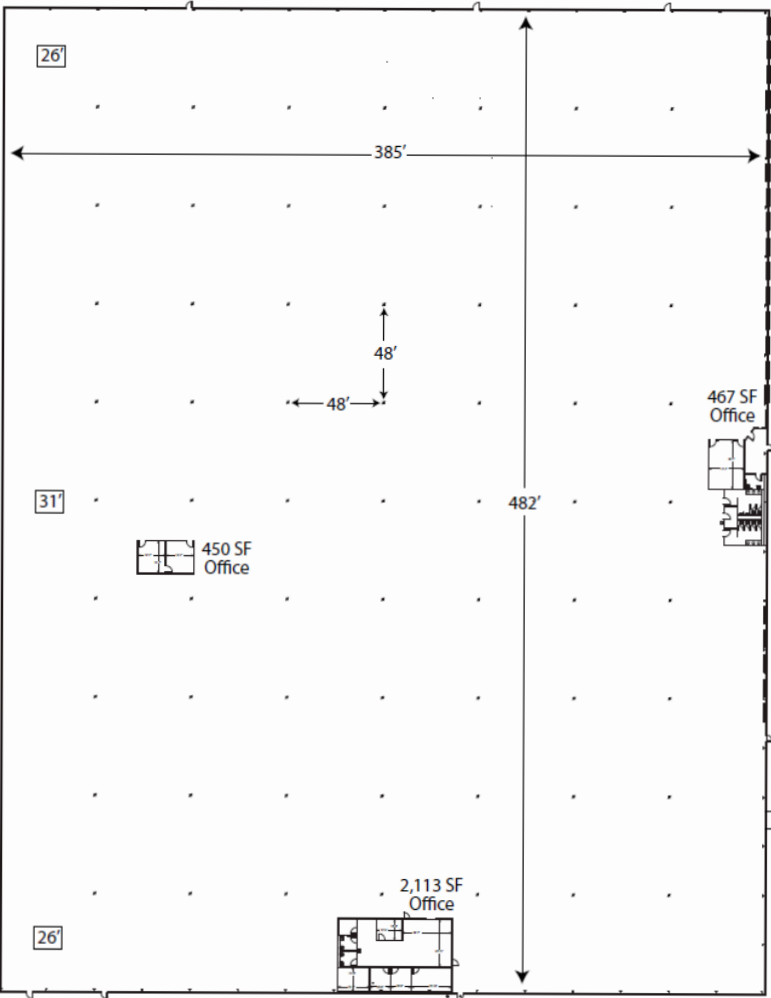
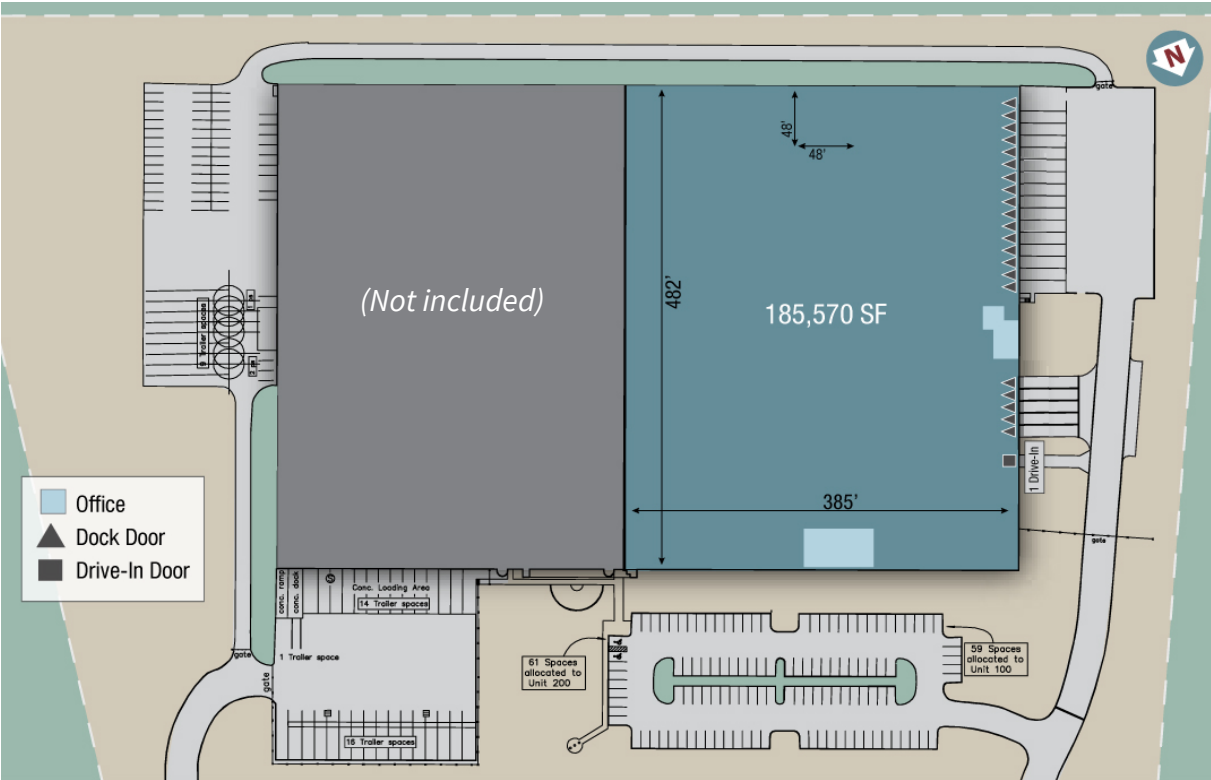
**± 185,570 SF
Industrial Distribution Space
The Park at Huntersville
- Foreign Trade Zone Location**

Property specifications

Address	13201 Reese Blvd W, Huntersville, NC 28078		
Property Area	Office / Showroom	±3,030 SF	
	Warehouse	±182,540 SF	
	Total	±185,570 SF	
Zoning	Corporate Business		
Clear Height	26’ - 31’		
Dock Doors	21 DH (expandable)		
	1 DI		
Sprinkler	ESFR		
HVAC	One, 2-million BTU gas fired King National air rotation unit & radiant gas heaters at the dock doors		
Lighting	LED and skylights		
Roof	Standing seam metal roof		
Parking	+/- 50 spaces paved and marked		
Utilities	Piedmont Natural Gas, Energy United		
Power	1,600 A/277-480V/3PH		
Column Spacing	48’ x 48’		
Rate	\$5.95 PSF		
TICAM	TAX	0.41	
	INS	0.12	
	CAM	0.22	
	<u>MGT</u>	<u>0.21</u>	
	TICAM = \$0.96		

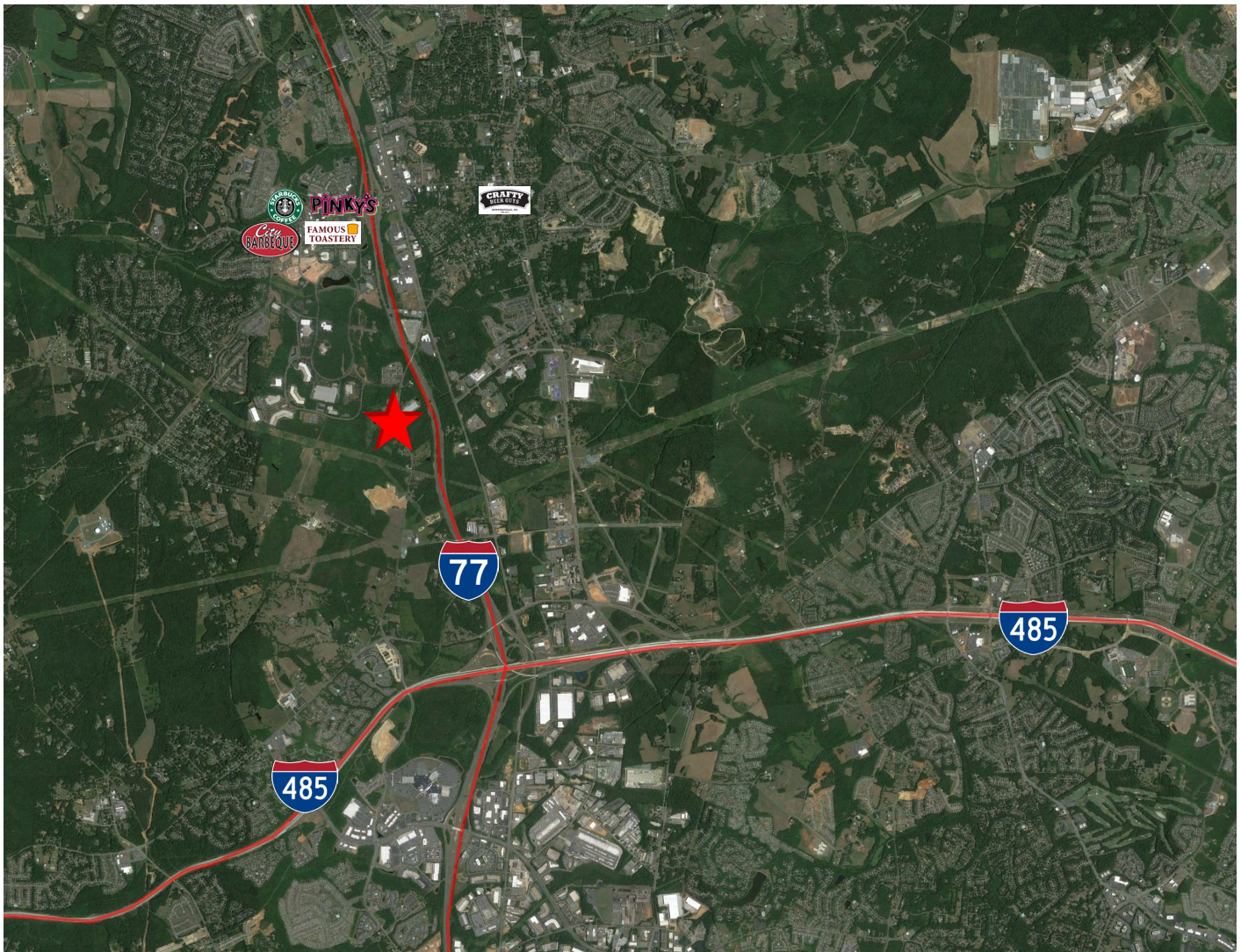


Site Plan



Location

- Miles to I-77: 1.5 miles
- Miles to I-485: 4.5 miles
- Miles to I-85: 11.5 miles
- Miles to Lowe's HQ: 13 miles
- Miles to Charlotte CBD: 14 miles
- Miles to CLT Airport: 17.5 miles



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