

# HUNTERSVILLE COMMERCE CENTER

± 39,000 - 131,000 SF Industrial Building

13601 Reese Boulevard E, Huntersville, NC

For Sale or For Lease



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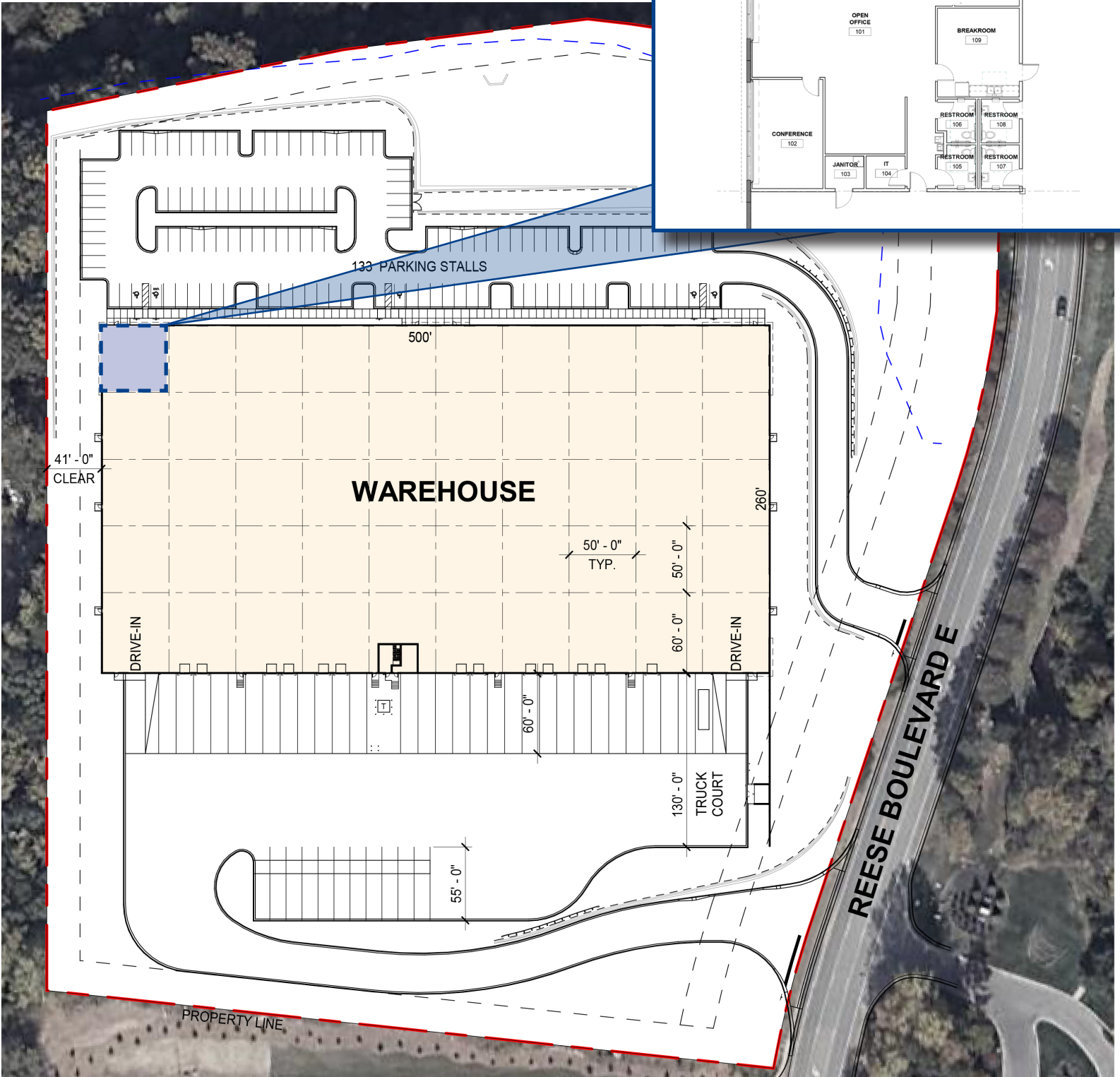
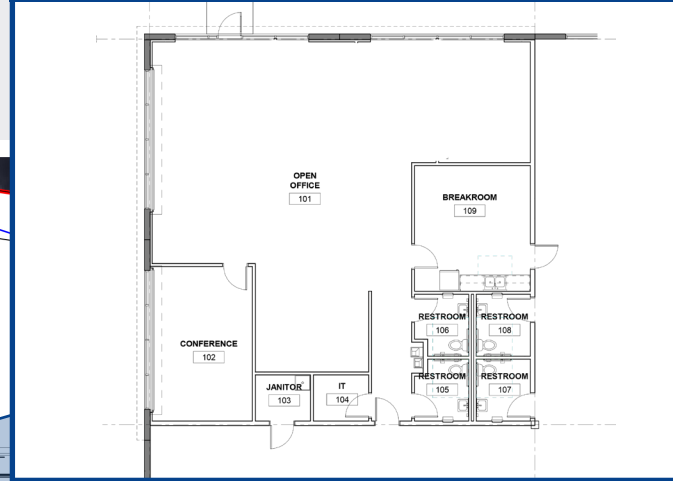


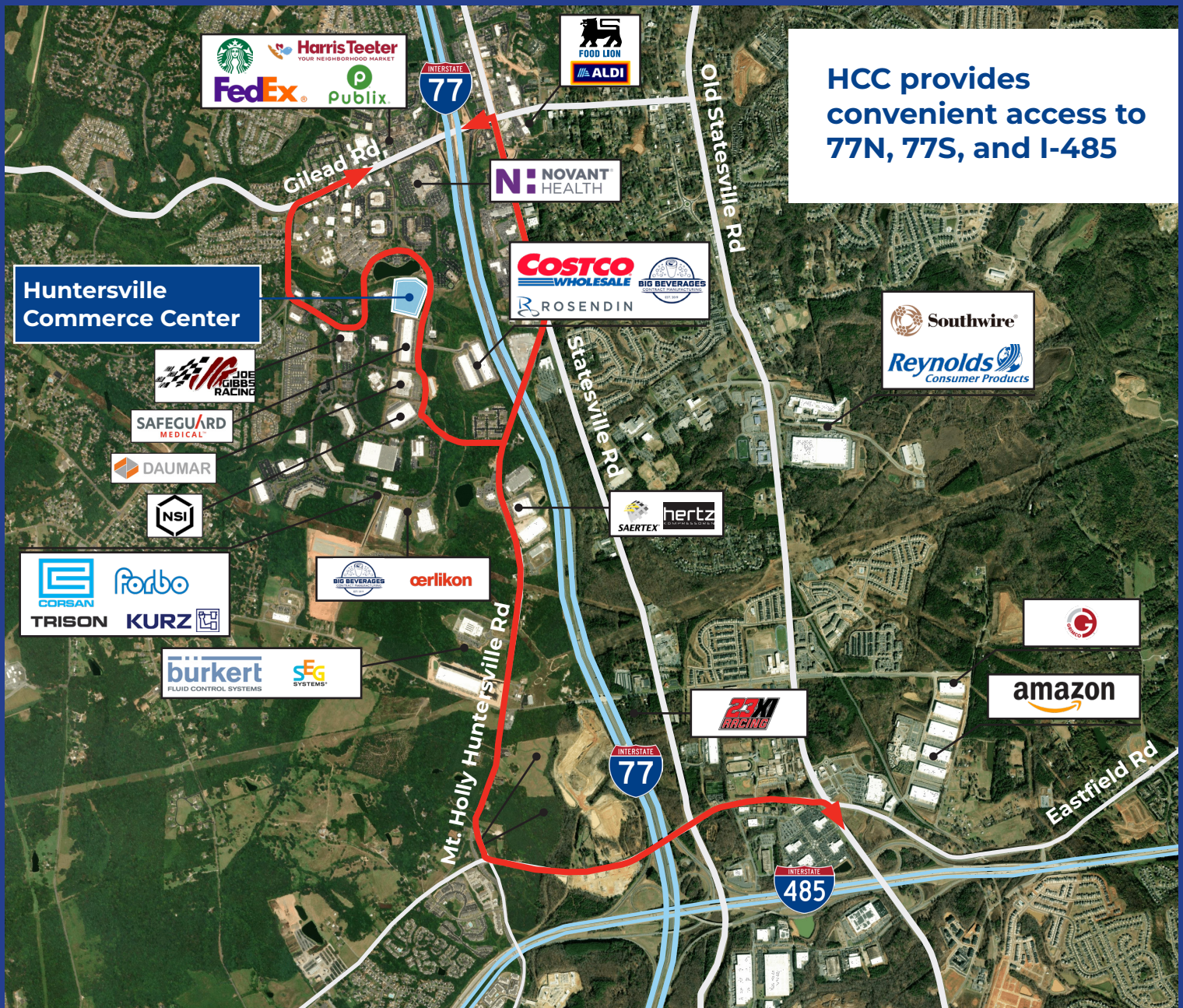
# Property Specs

|                     |                                                                                                  |                  |                              |
|---------------------|--------------------------------------------------------------------------------------------------|------------------|------------------------------|
| Address             | 13601 Reese Blvd E, Huntersville NC                                                              |                  |                              |
| County              | Mecklenburg                                                                                      | <u>Utilities</u> |                              |
| Land Use            | Industrial                                                                                       | Power            | 2000 amps electrical service |
| Building Use        | Manufacturing & Distribution                                                                     | Sewer            | 6" sanitary line             |
| Site Size           | 10.9 Acres                                                                                       | Water            | 2" domestic water service    |
| Building Size       | 131,000 SF                                                                                       | Fire             | 8" fire service              |
| Building Dimensions | 260' x 500'                                                                                      | Gas              | 2 PSI gas service            |
| Clear Height        | 32'                                                                                              |                  |                              |
| Office Size         | 2,470 SF                                                                                         |                  |                              |
| Column Spacing      | 50' x 50'; columns painted yellow to 12' AFF                                                     |                  |                              |
|                     | 60' speed bay                                                                                    |                  |                              |
| Loading             | (13) 9' x 10' dock positions outfitted with 7' x 8' 35,000# mechanical levelers, bumpers & seals |                  |                              |
|                     | (2) 12' x 14' Drive In Doors                                                                     |                  |                              |
|                     | (13) KO's for future dock positions                                                              |                  |                              |
| Lighting            | 30FC installed throughout warehouse on 10' whip                                                  |                  |                              |
| Sprinkler           | ESFR                                                                                             |                  |                              |
| Truck Court Depth   | 130' - 185'                                                                                      |                  |                              |
| Roof                | 45-mil TPO, with R-20 roof insulation                                                            |                  |                              |
| Trailer Parking     | 11 Positions                                                                                     |                  |                              |
| Heating             | Unit heaters to maintain 55 degrees when 19 degrees outside                                      |                  |                              |
| Auto Parking        | 130                                                                                              |                  |                              |
| Completed           | Q2 2026                                                                                          |                  |                              |

# CONCEPTUAL PROPERTY PLAN

## SPEC OFFICE





Top 10 busiest  
airport in the world



1K+ internationally  
owned companies



2.5% state corporate  
income tax



#1 State to do  
business, 2023, 2022



Cost of living below  
national average



7th fastest growing  
major metro in the US



## TRANSPORTATION

Huntersville offers companies and employees quick and easy access to several transportation options by being conveniently located near several major interstates, rail terminals, ports, as well as regional and international airports.

**2.8M**

Total  
Population

▲ Up 18% since 2010

**1.4M**

Total  
Employment

▲ Up 28% since 2010

**28K**

Total Housing  
Permits

▲ Up 400% since 2010

**\$102B**

Total  
Compensation

▲ Up 59% since 2010



### Airports

Charlotte Douglas Int'l Airport  
Charlotte Air Cargo Center  
Concord-Padgett Regional Airport



### Interstates

Interstate 77  
Interstate 485  
Interstate 85



### Ports

Port of Charleston (3.5 hours)  
Greer, SC Inland Port (101 miles)  
Dillon, SC Inland Port (137 miles)



### Intermodal

Charlotte Regional Intermodal  
Facility (200,000+ lifts per year)



### Rail Services

CSX Transportation  
Norfolk Southern Railway  
Amtrak Services



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## CONTACT US

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