



For Sale w/ Leaseback or For Lease



13201 Reese Blvd Huntersville, NC 28078

John Ellis
Senior Associate
704 409 2914
john.ellis@colliers.com

Rob Speir, SIOR
Executive Vice President
704 409 2370
rob.speir@colliers.com

Lawrence Shaw, SIOR
Executive Vice President
704 409 2360
lawrence.shaw@colliers.com

Accelerating success.

13201 Reese Blvd | For Sale w/ Leaseback or Lease

Investment Summary



Fully Equipped Industrial Opportunity — Options Available for Lease or for Ownership

±163,248 SF

Warehouse for Sale with
±76,320 SF Leaseback

±86,928 SF

Vacant for Lease



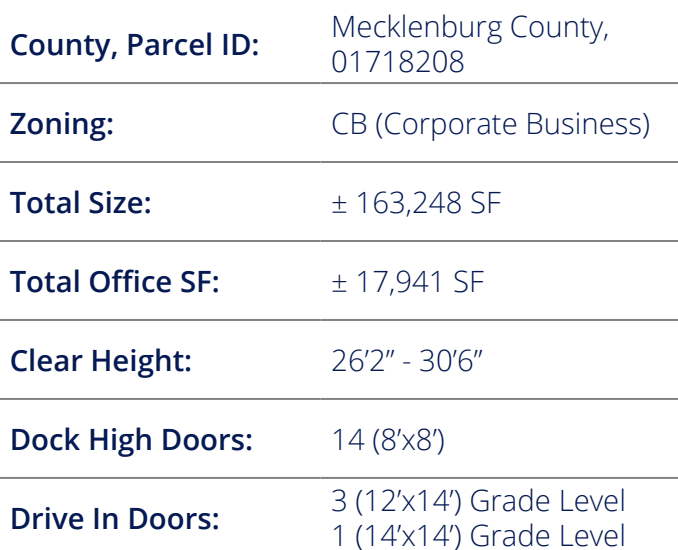
Prime location
with immediate
highway access



Unique flexibility
with both lease and
ownership options



Highly functional industrial building
built to meet range of needs



Drive In Ramp	1 (22'x14')
Auto Parking:	108
Trailer Parking:	27
Power:	3600 Amps @ 277/480V
Year Built:	1988
Basic Construction:	Metal w/ Concrete Façade
Roof Type:	Metal

13201 Reese Blvd | For Sale w/ Leaseback or Lease

Property Overview - For Lease

Total Size:	± 86,928 SF
Space SF Breakdown:	±70,841 SF warehouse/production ±1,722 SF receiving area ±6,699 SF 1st floor Office ±7,666 SF 2nd floor office
Clear Height:	27'3"
Column Spacing:	48' x 48'
Depth:	240'
Sprinkler:	Wet System
Warehouse Lighting:	LED
Power:	2000 Amps @ 277/480V
Parking:	61 Auto 16 Trailer
Dock High Doors:	14 (8x8')
Drive In Door:	1 (22'x14')



13201 Reese Blvd | For Sale w/ Leaseback or Lease

Tenant Overview - Leaseback

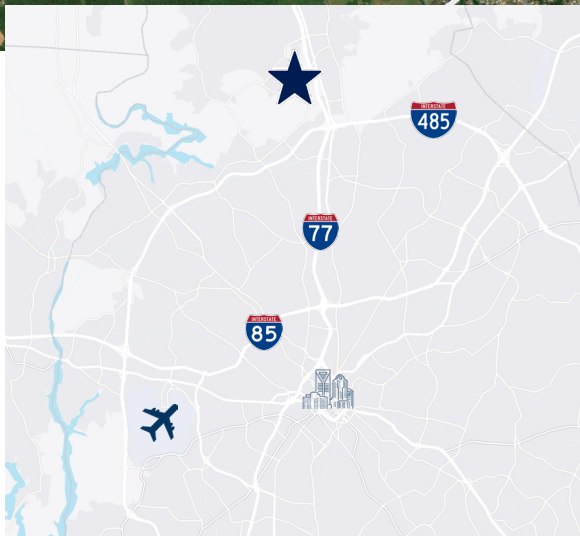
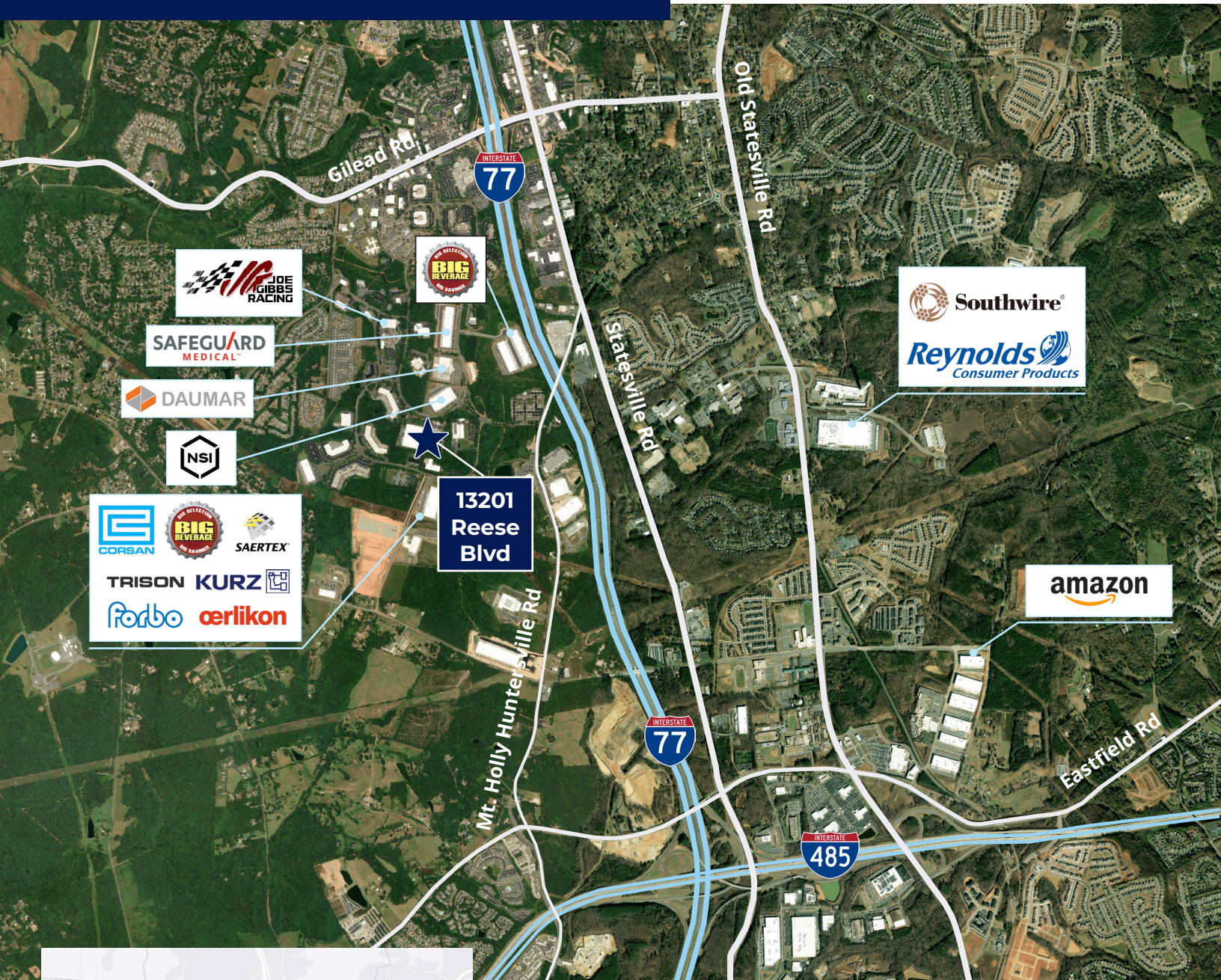


Total Size:	± 76,320 SF
Space SF Breakdown:	±72,744 SF warehouse/production ±3,576 SF office
Clear Height:	26'2" - 30'6" (Warehouse) 15' (Production Area)
Column Spacing:	48' x 48'
Depth:	240'
Sprinkler:	Wet System
Warehouse Lighting:	LED
Power:	1600 Amps @ 277/480V
Parking:	48 Auto 11 Trailer
Drive In Door:	3 (12'x14') Grade Level 1 (14'x14') Grade Level



13201 Reese Blvd | For Sale w/ Leaseback or Lease

Location Overview



DRIVING DISTANCE FROM PROPERTY

INTERSTATE 77 0.5 MILES

INTERSTATE 485 4 MILES

INTERSTATE 85 10 MILES

 16 MILES

 14 MILES



John Ellis
Senior Associate
704 409 2914
john.ellis@colliers.com

Rob Speir, SIOR
Executive Vice President
704 409 2370
rob.speir@colliers.com

Lawrence Shaw, SIOR
Executive Vice President
704 409 2360
lawrence.shaw@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.