

FOR LEASE

± 34,000 - 208,918 SF AVAILABLE

77 Beltway | Building B

11420 Beltway Industrial Drive, Huntersville, NC 28078

Available Immediately

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STRATEGIC CAPITAL
PARTNERS

Colliers

Building B ± 208,918 SF



77 BELTWAY

**11420 Beltway Industrial Drive
Huntersville, NC**

Strategically located in Huntersville, NC, just off I-77 with direct visibility and access to I-485, 77 Beltway – Building B offers up to 208,918 SF of premier Class A industrial space. This state-of-the-art facility is designed for modern manufacturing and distribution. Positioned only 15 miles from CLT Int'l Airport and 12 miles from Uptown Charlotte, the site provides exceptional regional and national connectivity. With robust infrastructure, flexible build-to-suit office space, and proximity to major transportation corridors, 77 Beltway is an ideal hub for logistics and industrial operations in the Southeast.



**Prime Location: Direct
access to I-77 & I-485**



**15 miles to Charlotte Douglas
Int'l Airport**



**Site Size: 16.4 Acres with
208,918 SF Available**



**Power & Infrastructure: 4,000
amp power & ESFR sprinklers**



**Regional Reach: Centralized
quick access to nearby states**



Ready For Tenant Upfit

Property Specs

77 Beltway | Huntersville, NC

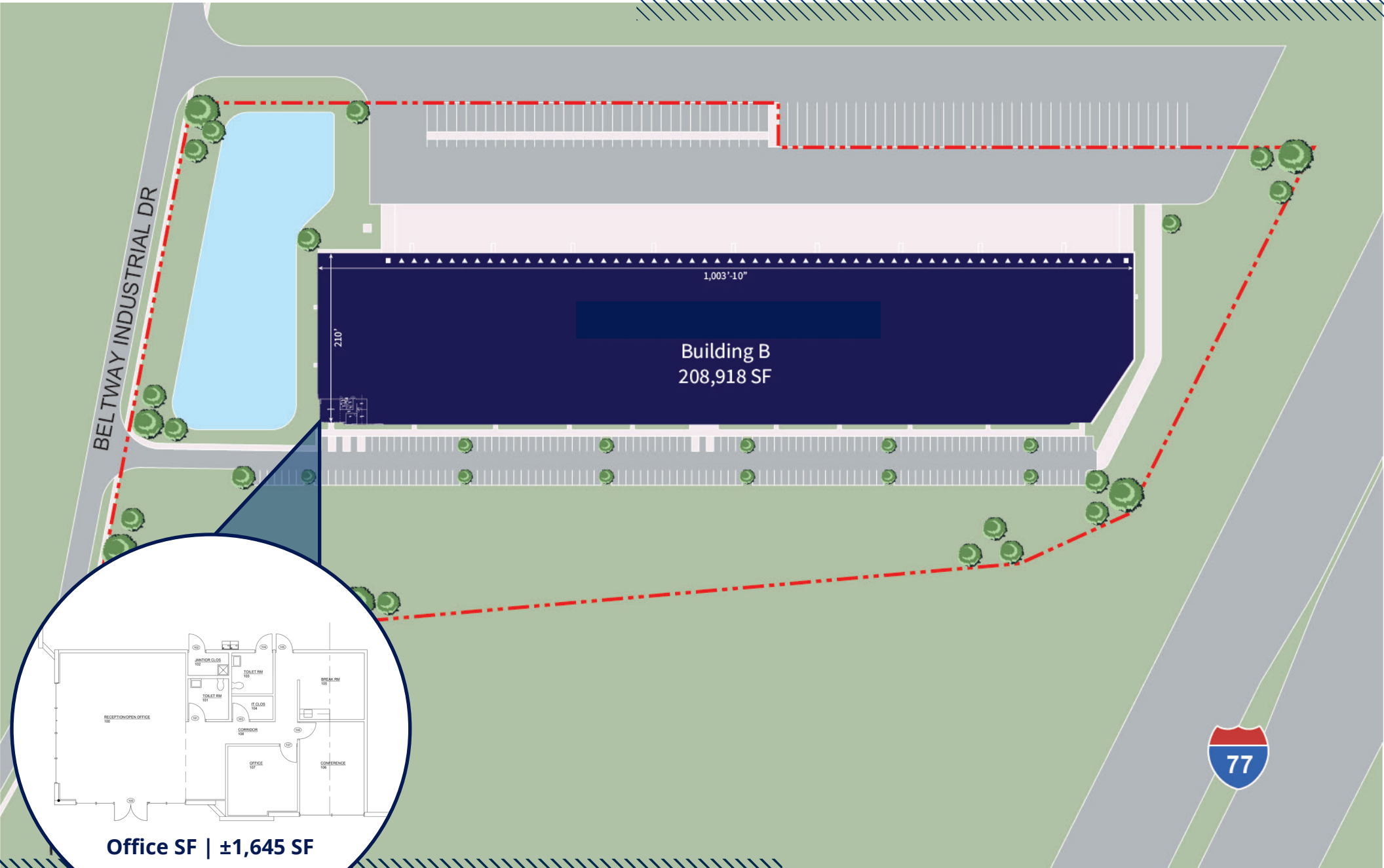
Building B

Total Size	± 208,918 SF <i>Can be demised to 34,000 SF</i>
Office SF	±1,645 SF
Building Dimensions	1,003' 10" x 210'
Bay Sizes	50' x 53' typical bays 60' x 53' loading bay
Clear Height	32'
Warehouse Walls	All interior walls painted white
Auto Parking	± 232 Auto
Trailer Parking	± 35 Trailer
Truck Court	130' and 60' concrete dock apron
Dock Doors	26 (9' x 10') dock doors 2 (14' x 16') drive-in doors
KO Dock Positions	31 (9' x 10') KO
Power	(2) 2,000amp panels with 480/277 service
Sprinkler	ESFR
Lighting	LED 25 FC motion sensors on whips
Roof	0.45 MIL TPO with R-20 Insulation



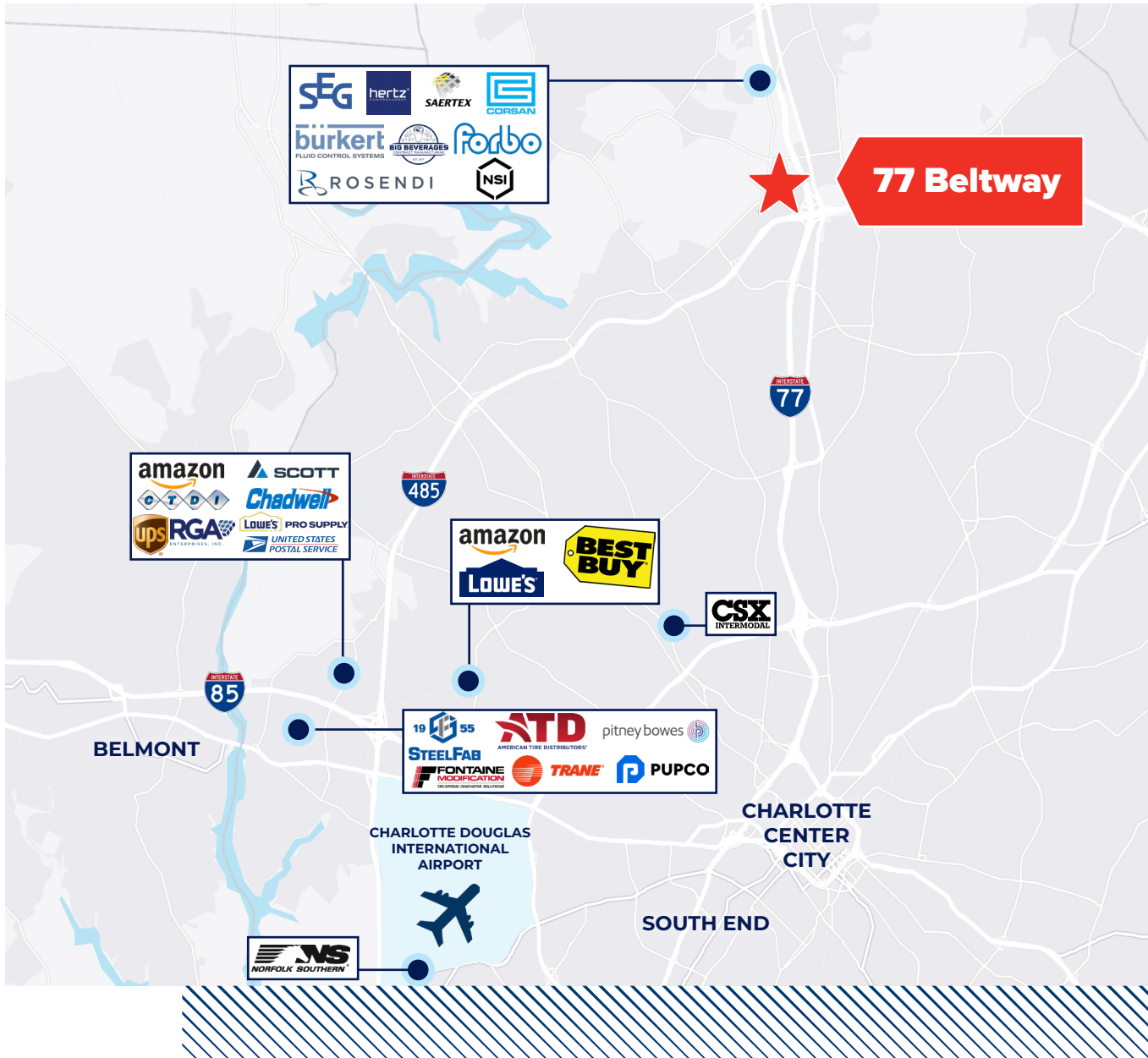
Site Plan

77 Beltway, Building B | Huntersville, NC



Location Overview

77 Beltway | Huntersville, NC



Connected
to key
Southeastern
Markets

12
miles to
Uptown Charlotte

15
miles to
CLT Int'l Airport

93
miles to
Inland Port Greer

1.5
hours to
Greensboro, NC

3.5
hours to
Charleston, SC

4.25
hours to
Atlanta, GA

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