

FOR LEASE
± 208,918 SF AVAILABLE
MANUFACTURING & DISTRIBUTION

77 Beltway | Building B

11420 Beltway Industrial Drive, Huntersville, NC
Q2 2026 Delivery

Lawrence Shaw, SIOR
Executive Vice President
+1 704 904 6092
lawrence.shaw@colliers.com

Rob Speir, SIOR
Senior Vice President
+1 704 575 7857
rob.speir@colliers.com

Justin Smith, SIOR
Senior Vice President
+1 704 517 9985
justin.smith@colliers.com



Building B ± 208,918 SF



77 BELTWAY

**11420 Beltway Industrial Drive
Charlotte, NC**

Strategically located in Huntersville, NC, just off I-77 with direct visibility and access to I-485, 77 Beltway – Building B offers ±208,918 SF of premier Class A industrial space. This state-of-the-art facility is designed for modern manufacturing and distribution, with a projected delivery in Q2 2026. 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**



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



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



**Power & Infrastructure: 3,000
amp power & ESFR sprinklers**



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



**Completion Timeline:
Scheduled delivery Q2 2026**

Property Specs

77 Beltway | Huntersville, NC

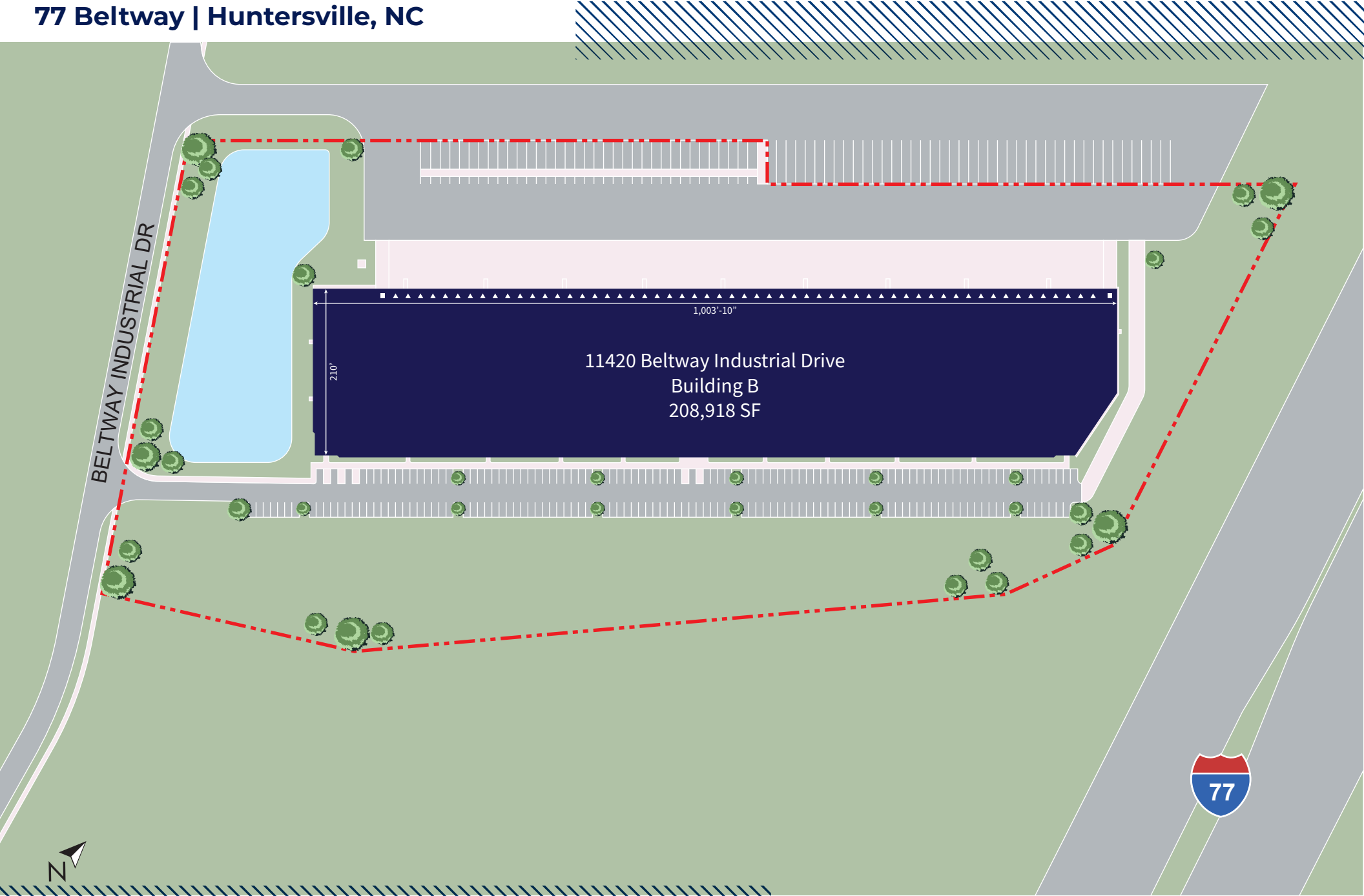
Building B

Total Size	± 208,918 SF
Building Dimensions	1,003' - 10" x 210'
Bay Sizes	52' 10" typical bays
Clear Height	32'
Auto Parking	± 232 Auto
Trailer Parking	± 42 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	(1) 3,000-amp 480/277V
Sprinkler	ESFR
Lighting	LED
Roof	0.45 MIL TPO with R-20 Insulation



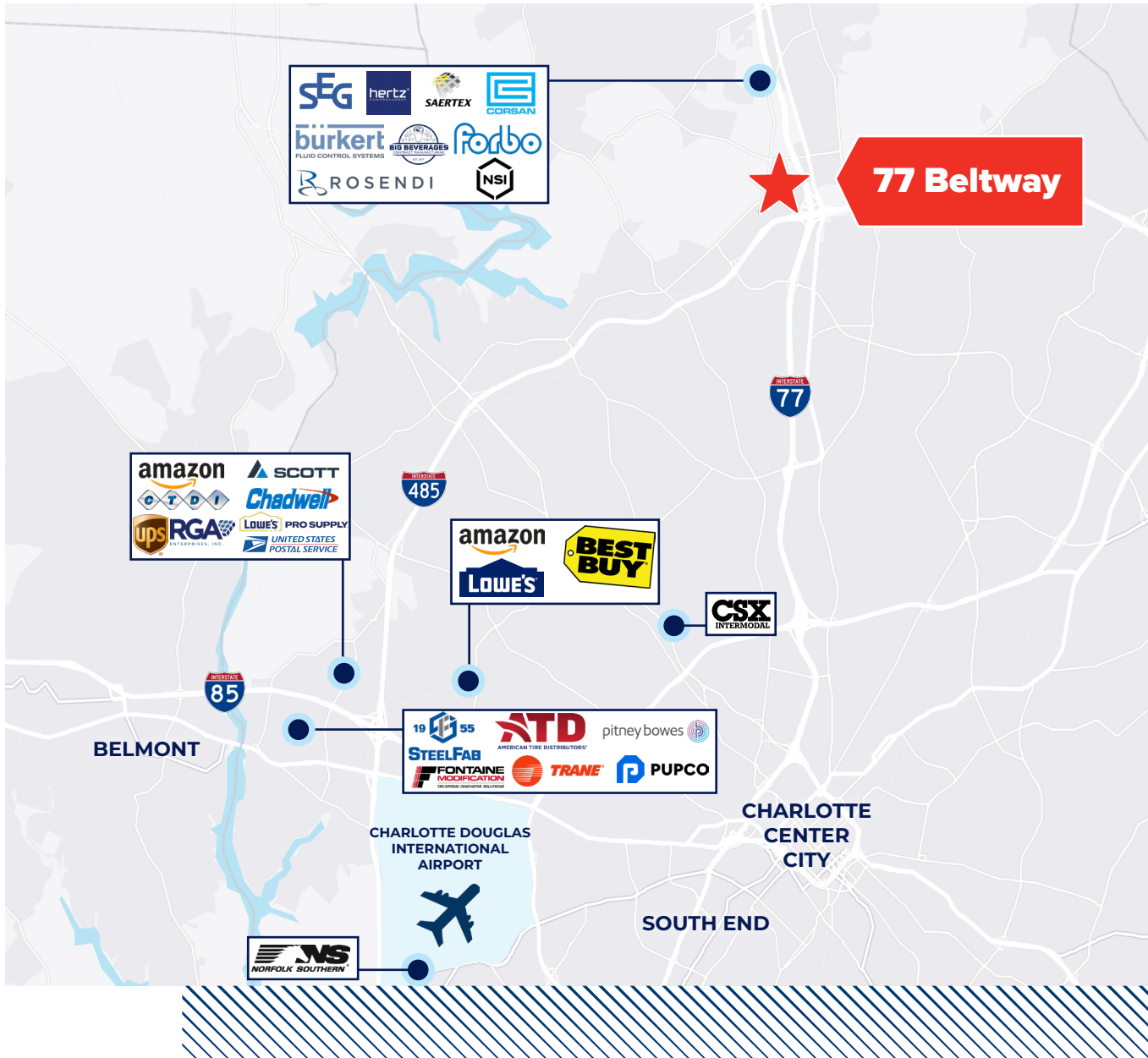
Site Plan

77 Beltway | 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

77 Beltway | Building B

11420 Beltway Industrial Drive, Huntersville, NC

Q2 2026 Delivery

For more information, contact:

Lawrence Shaw, SIOR

Executive Vice President
+1 704 904 6092
lawrence.shaw@colliers.com

Rob Speir, SIOR

Senior Vice President
+1 704 575 7857
rob.speir@colliers.com

Justin Smith, SIOR

Senior Vice President
+1 704 517 9985
justin.smith@colliers.com



STRATEGIC CAPITAL
PARTNERS

Colliers

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.