

77 Beltway

BUILDING A



MANUFACTURING & DISTRIBUTION

282,155 SF Available For Lease

11320 Beltway Industrial Dr., Huntersville, NC 28078



For more information, contact:

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Property Overview

77 BELTWAY IS A CLASS-A MANUFACTURING & DISTRIBUTION PARK LOCATED IN THE NORTH CHARLOTTE SUBMARKET

77 Beltway is a ± 821,409 square foot, multi-phased development located off of I-77 with easy ingress/egress from Alexandriana Road and Hambright Road. This property offers unparalleled transportation opportunities to reach any market efficiently.

PROPERTY HIGHLIGHTS

- 3,753 SF Spec Office
- Ample Trailer & Auto Parking
- Location to I-77 & I-485
- Buildings are Leadership in Energy and Environmental Design (LEED) certified

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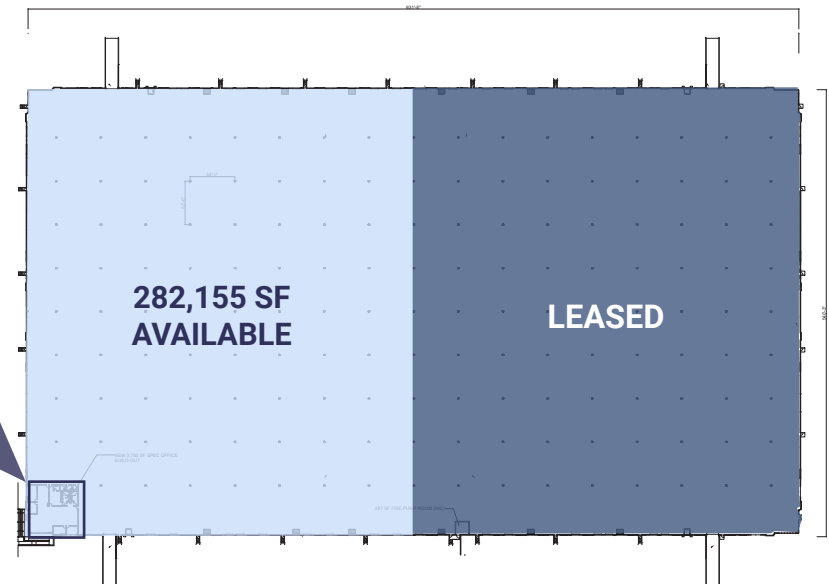
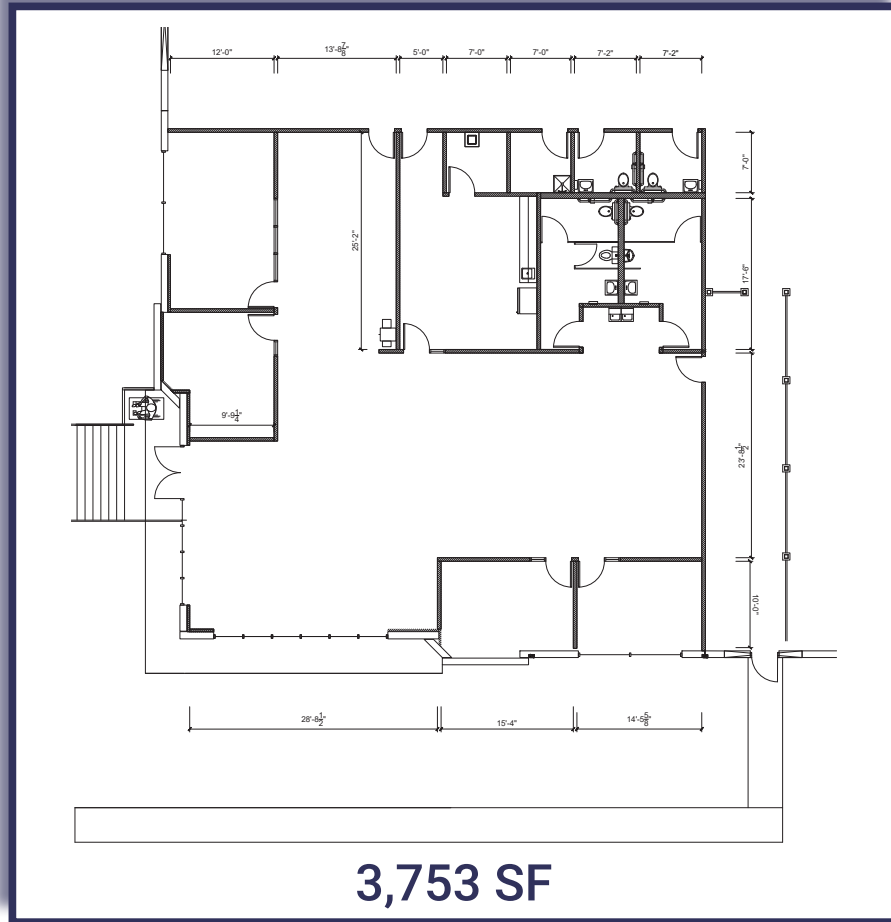


PROPERTY FEATURES

Total Building Size	505,513 SF
Total Available Size	282,155 SF
Site Size	38.5 AC
Office	3,753 SF
Ceiling Height	36'
Bay Spacing	Typical Bay 52'6" x 54' Loading Bay 60' 4" x 54'
Car Parking	127
Docks	(31) 9' x 10'; (21) KO's
Drive-in Doors	(2) 12' x 14'
Electrical Service	One (1) 1,350 amp, 480/277V service
Floor Sl	Un-reinforced, 4,000psi concrete on 4" aggregate base
• Building Dimensions 540'7" x 519'10" • LEED Certified • Lighting LED High Bay Fixture • Truck Court 185' • 73 Trailer Parks	



Spec Office Floorplan



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CABOT

Location Overview



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LOCATION HIGHLIGHTS

- Immediate access to I-77 North or South
- Less than 2 miles to I-485 & I-77 interchange
- One-day drive to 53% of the U.S population
- Centralized location on the East Coast
- 1.5 hours to Inland Port of Greer
- 3.5 hours to Port of Charleston or Port of Wilmington

1 mile

to interstate I-77

12 miles

to Charlotte Center City

15.5 miles

to Charlotte Douglas Int' Airport

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