



**NOW
AVAILABLE!**

**56,160 SF -
197,157 SF SPEC
BUILDING**

HUNTERSVILLE LOGISTICS CENTER

12021 Mt. Holly-Huntersville Road, Huntersville, NC 28078

 **IDI Logistics**

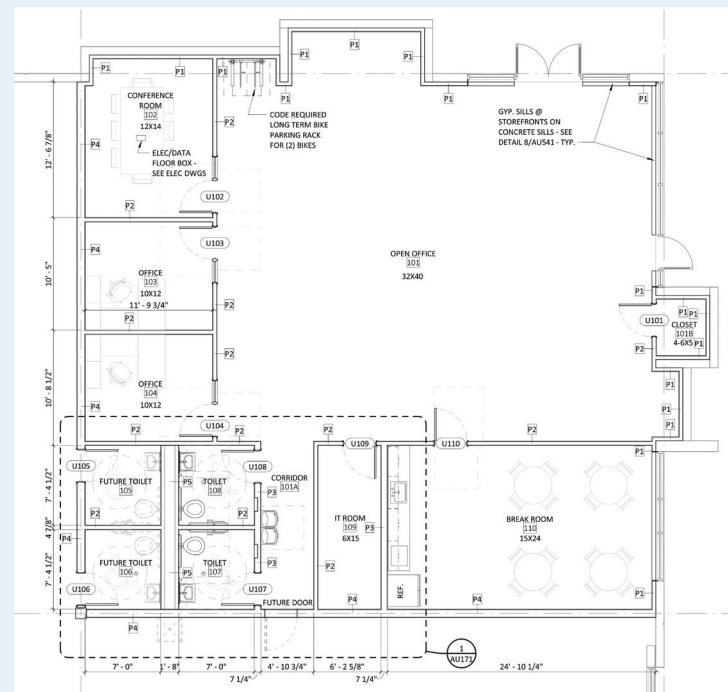
www.idilogistics.com



HUNTERSVILLE LOGISTICS CENTER

2,876 SF SPEC OFFICE PLAN

In the bustling Huntersville market within the Charlotte MSA, Huntersville Logistics Center is a Class A industrial building. Surrounded by robust transportation infrastructure, including major highways and a nearby international airport, logistical efficiency is assured. Moreover, the availability of a skilled labor force within the region ensures seamless operations for businesses in the area. With a strategic location and ample resources at hand, this endeavor promises to meet the demands of a thriving industrial market in Huntersville, North Carolina.



197,157 available square feet

1 MILE TO I-77 NORTH & SOUTH, THE PREMIER INTERSTATE CORRIDOR OF THE SE THAT DRIVES ECONOMIC DEVELOPMENT FOR MANUFACTURING AND DISTRIBUTION.

SITUATED HALFWAY BETWEEN NEW YORK & MIAMI IN THE HEART OF THE EAST COAST REGION.

POSITIONED WITHIN 20 MINUTES FROM CHARLOTTE CITY CENTER & CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT AND LESS THAN 1.5 HOURS OF INLAND PORT GREER.

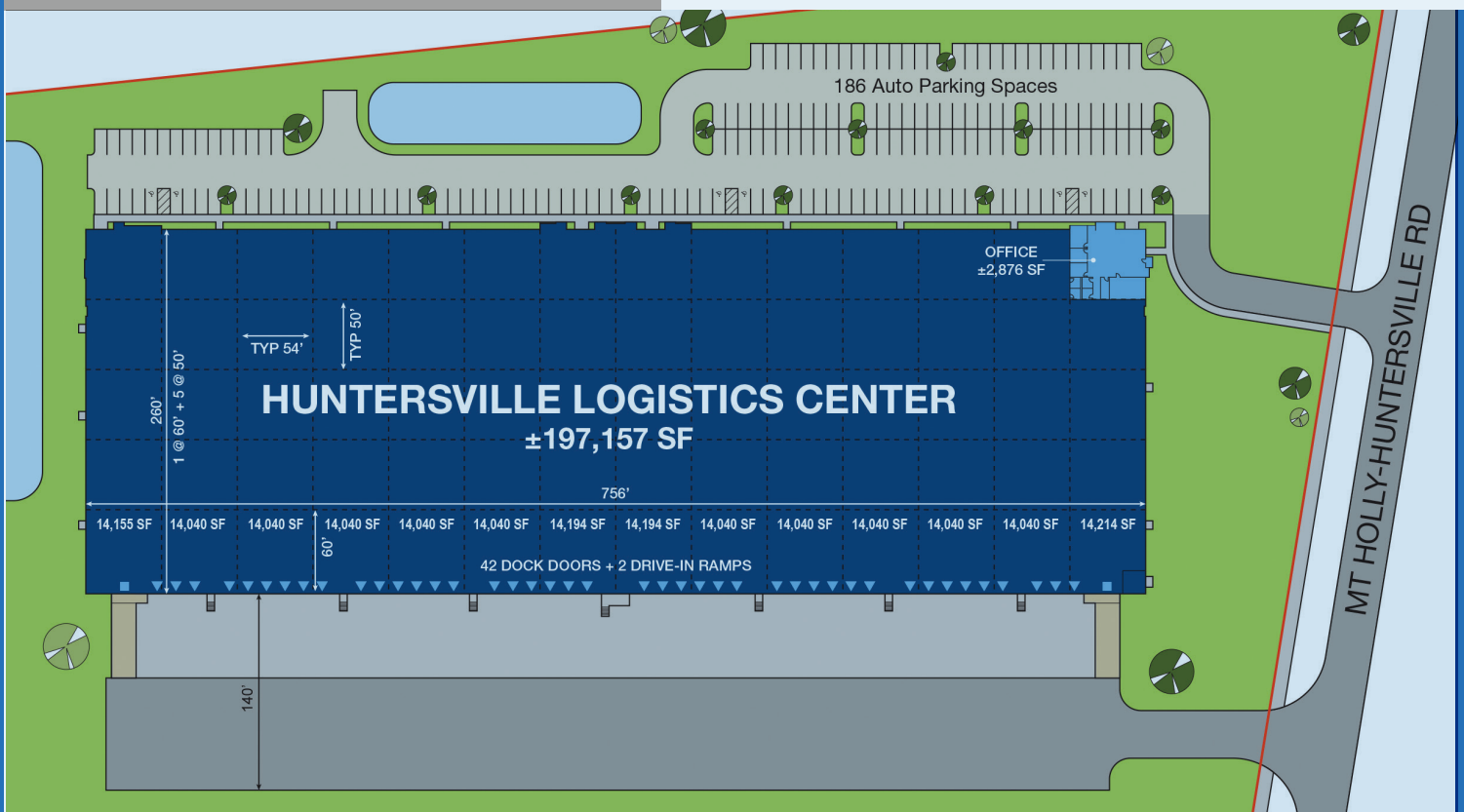
ACCESS TO THE CHARLOTTE MSA LABOR MARKET WHICH IS REGARDED FOR ITS ADVANCED MANUFACTURING LABOR POOL.

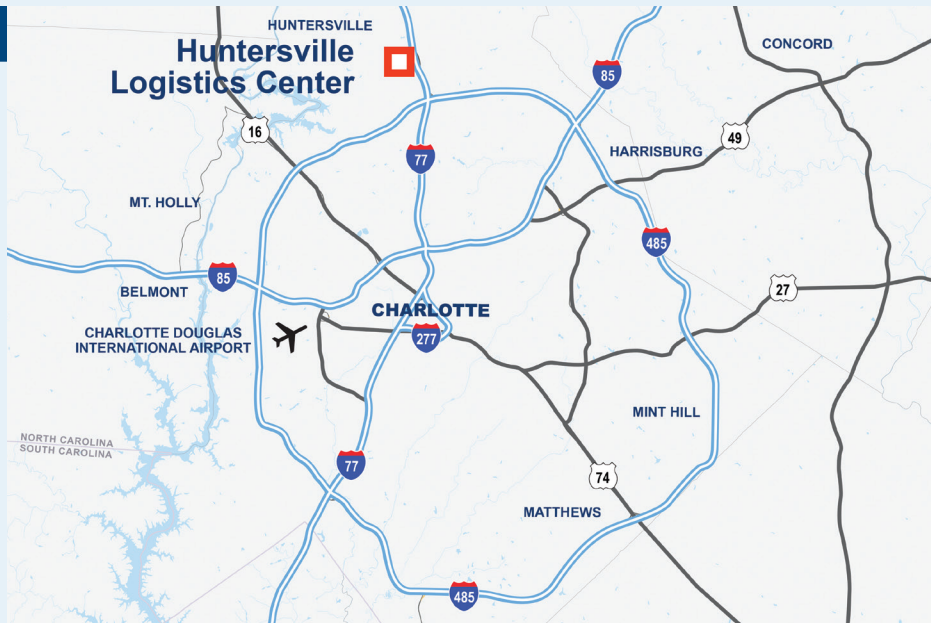
2.3 MILLION CHARLOTTE METRO POPULATION IN 2023

WITHIN ONE DAY'S DRIVING DISTANCE TO OVER 44% OF THE US POPULATION.

HIGHLY DESIRABLE LOCATION ALONG I-77 CORRIDOR

BUILDING TYPE:	Rear-Load
CLEAR HEIGHT:	36' at first column line
AUTO PARKING:	186 spaces
TRAILER PARKING:	0 spaces
SPEC OFFICE:	2,876 SF
DOCK DOORS:	42 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16') motorized roll up doors
BUILDING DIMENSIONS:	260'D x 756'W
TYPICAL BAY SIZE:	50'D x 54'W
STAGING BAY SIZE:	60'D x 54'W
TRUCK COURT:	140' D 60' Concrete Apron 70' Heavy-Duty Asphalt
FIRE PROTECTION:	ESFR system
ROOF SYSTEM:	60 MIL, mechanically attached, TPO roof system with R-20 insulation with 20-year warranty.
FLOORING SYSTEM:	6" thick; 4,000 psi with 10 mil vapor barrier on entire slab; 1 coat floor sealer/hardener/densifier; no control joint caulking
HVAC:	Heat for freeze protection; two (2) air changes per hour
ELECTRICAL SERVICE:	Two (2) 2,000 amps, 480/277V service with one (1) house service
LIGHTING:	LED High bay fixtures
ZONING:	CB (Corporate Business District)





NOTABLE DISTANCES

AIR

- Charlotte Douglas Int'l Airport 16.2 miles
- Raleigh-Durham Int'l Airport 151 miles
- Hartsfield-Jackson Int'l Airport 256 miles

INTERSTATE

- I-77 (S) 1 mile
- I-77 (N) 2.1 miles
- I-485 2.8 miles
- I-85 12.7 miles

PORTS

- Inland Port Greer 92.6 miles
- Charleston, SC 223 miles
- Savannah, GA 263 miles
- Norfolk, VA 319 miles
- Brunswick, GA 338 miles
- Jacksonville, FL 395 miles

Huntersville Logistics Center provides excellent access to an unparalleled transportation network facilitating a connection to the global economy.



For more information, or to set up a tour, please contact:



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