

HUNTERSVILLE LOGISTICS CENTER

AVAILABLE
NOW

FOR LEASE | **197,157 SF AVAILABLE**

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

56,160 SF
- 197,157
SF SPEC
BUILDING



- 1 mile to I-77 north & south, the premier interstate corridor of the Southeast that drives economic development for manufacturing and distribution
- Situated halfway between New York and Miami in the heart of the east coast region
- Positioned within 20 minutes from Charlotte City Center & Charlotte-Douglas International Airport; 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

 **IDI Logistics**

Colliers



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.



ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

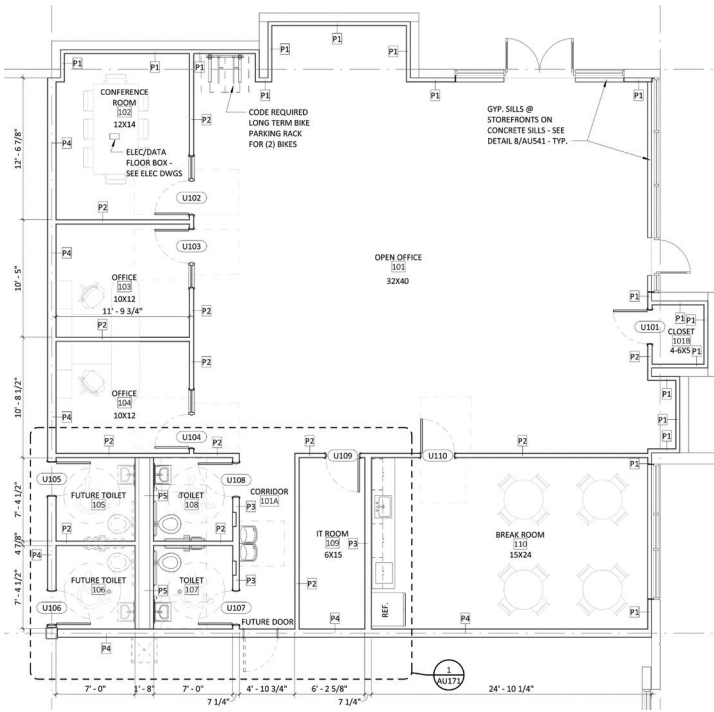
We are dedicated to serving our customers with exceptional quality and service.



AVAILABLE SPACE

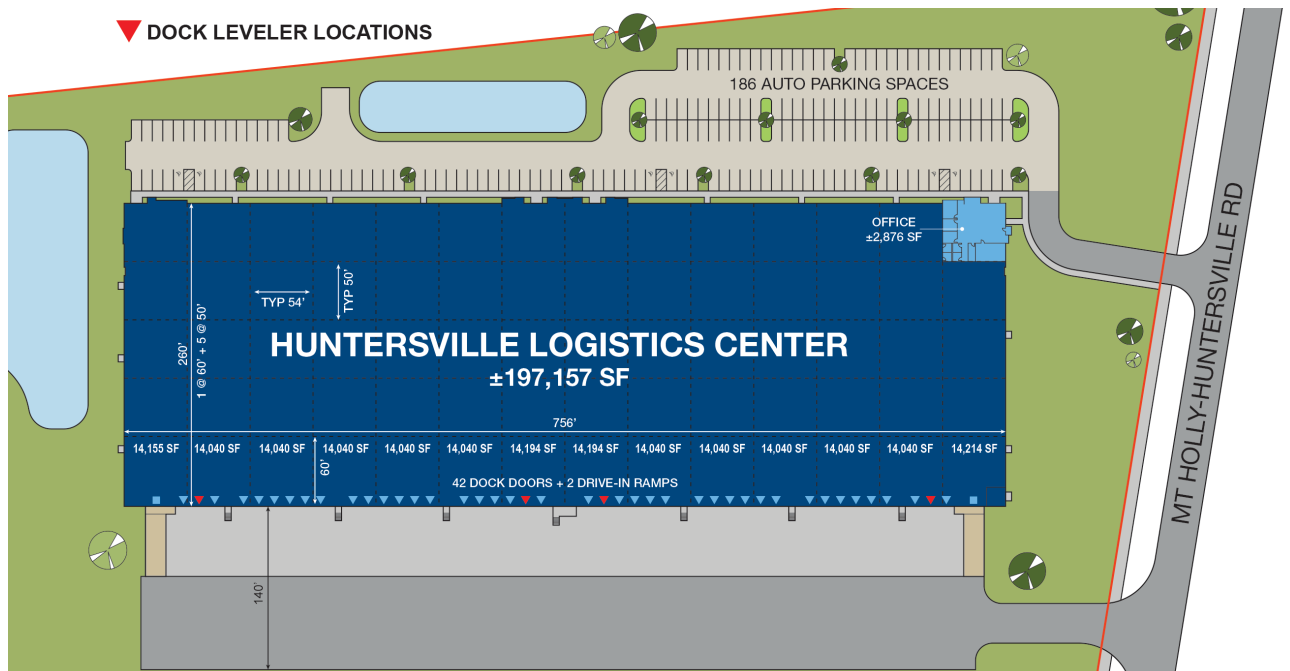
197,157 SQUARE FEET

2,876 SF SPEC OFFICE PLAN

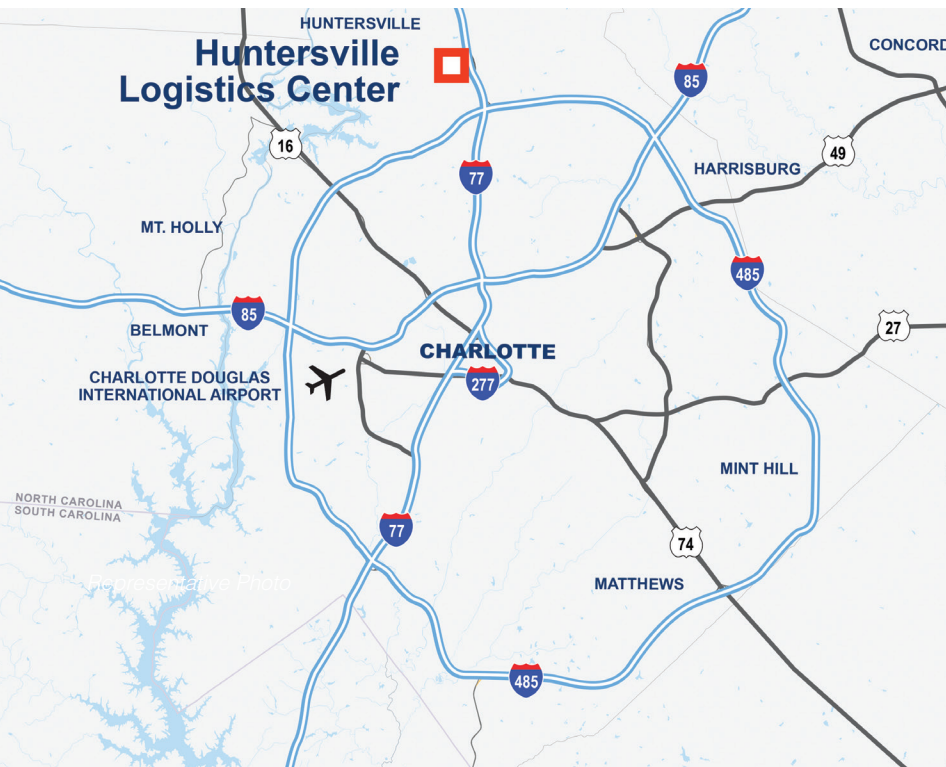


BUILDING TYPE:	Rear-Load
CLEAR HEIGHT:	36' at first column line
BUILDING DIMENSIONS:	260'D x 756'W
DOCK DOORS:	42 (9' x 10') manually operated with 12" bumpers installed on all doors
DOCK LEVELERS:	Four (4) 35k lb 6'x8' levelers
DRIVE-IN DOORS:	2 (14' x 16') motorized roll up doors
AUTO PARKING:	186 spaces
TRAILER PARKING:	0 spaces
TYPICAL BAY SIZE:	50'D x 54'W
STAGING BAY SIZE:	60'D x 54'W
TRUCK COURT:	140'D (60' Concrete Apron / 80' Heavy-Duty Asphalt)
FIRE PROTECTION:	ESFR system
ELECTRICAL SERVICE:	Two (2) 2,000 amp switchboards; 480/277V service with one (1) house service
ROOF SYSTEM:	60 MIL, mechanically attached, TPO roof system with R-20 insulation with 20-year warranty
FLOORING SYSTEM:	6" conventoinal system; 4,000 psi with 15 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
WAREHOUSE LIGHTING:	LED High bay fixtures
ZONING:	CB (Corporate Business District)

▼ DOCK LEVELER LOCATIONS



PARK LOCATION



DRIVING DISTANCES

MAJOR ROADS

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

AIRPORTS / PORTS

Charlotte Douglas Int'l Airport	.....	16.2 miles
Inland Port Greer (SC)	.....	92.6 miles
Raleigh-Durham Int'l Airport	.....	151 miles
Port of Charleston (SC)	.....	223 miles
Harstfield-Jackson Int'l Airport	.....	256 miles
Port of Savannah (GA)	.....	263 miles
Port of Norfolk (VA)	.....	319 miles
Port of Brunswick (GA)	.....	338 miles
Port of Jacksonville (FL)	395 miles



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

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