

Developed By:



GTIS PARTNERS



12705 Commerce Station Dr
Huntersville, NC 28078

Leasing By:

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**AVISON
YOUNG**

Site Plan

PARCEL ID:
01930105

COUNTY:
Mecklenburg

ACREAGE:
±42.3 AC

ZONING:
CB

BUILDING 1:
±327,261 SF
(Divisible)

BUILDING 2:
±137,775 SF
(Divisible)



Property Features

BUILDING ONE SPECIFICATIONS

Building SF:	±327,261 SF
Building Dimensions:	1,154' x 275'
Clear Height:	36'
Floors:	7" unreinforced
Exterior Walls:	Concrete tilt-up
Roof Type:	TPO white, 60 mil
Bay Size:	54' 0" x 53' 9" with 60' speedbay
Dock High Doors:	(66) doors
Knock Out Panels:	(2) 14' x 16' knock outs
Drive-In Doors:	(2) 14' x 16' doors
Auto Parking:	293 spaces
Trailer Parking:	54 spaces
Truck Court:	130' shared
Fire Protection:	ESFR sprinkler system
Power:	~3,000 amps
Lighting:	LED with motion sensors

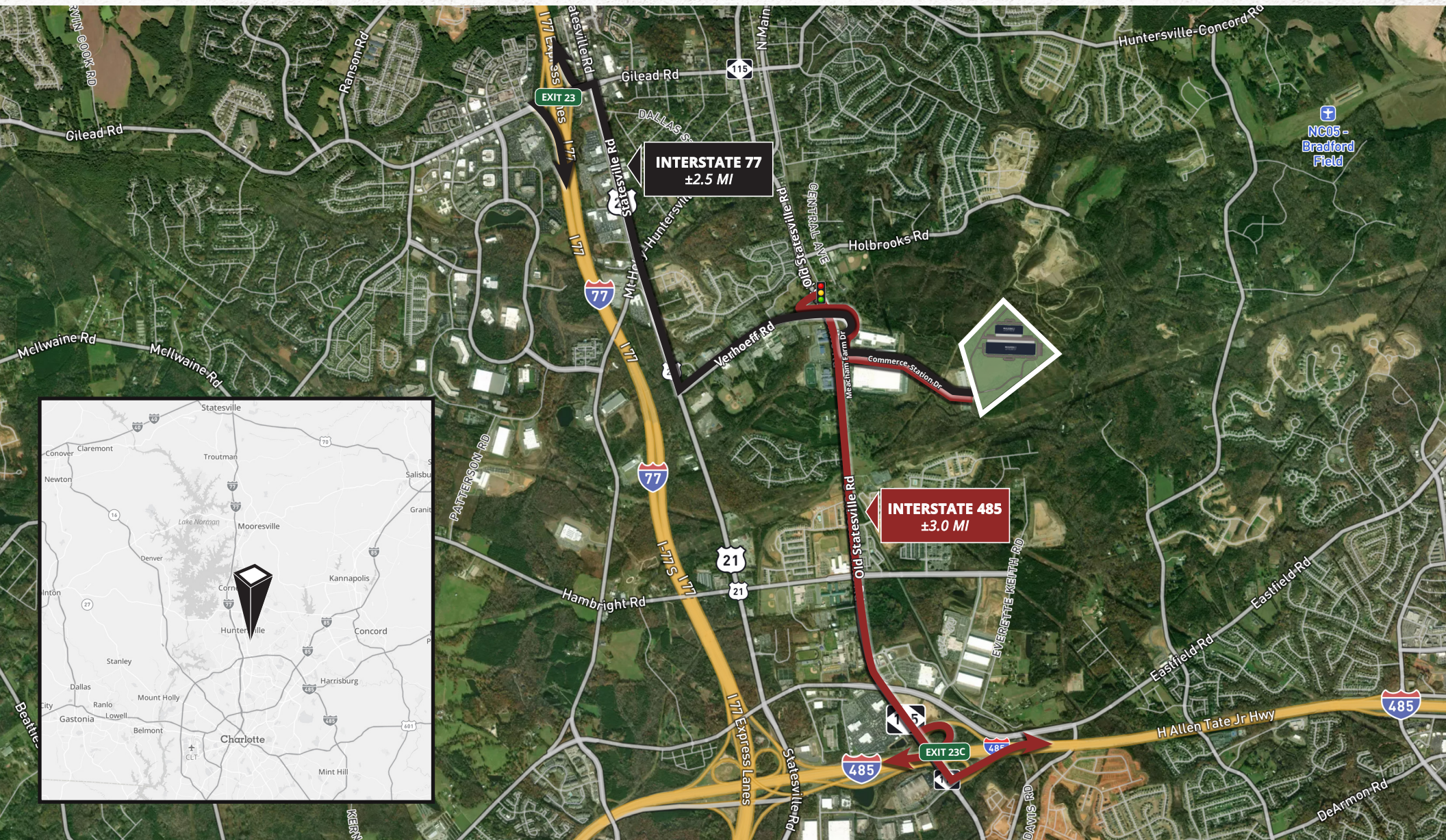
BUILDING TWO SPECIFICATIONS

Building SF:	±137,775 SF
Building Dimensions:	650' x 210'
Clear Height:	32'
Floors:	6" unreinforced
Exterior Walls:	Concrete tilt-up
Roof Type:	TPO white, 60 mil
Bay Size:	54' 2" x 50' 0" with 60' speedbay
Dock High Doors:	(36) doors
Knock Out Panels:	(2) 14' x 16' knock outs
Drive-In Doors:	(2) 14' x 16' doors
Auto Parking:	146 spaces
Trailer Parking:	N/A
Truck Court:	130' shared
Fire Protection:	ESFR sprinkler system
Power:	~3,000 amps
Lighting:	LED with motion sensors

Building Renderings



Interstate Access



AXIAL COMMERCE STATION

BY CRESCENT
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Uptown Charlotte ±13.1 miles

Charlotte Douglas Intl. Airport ±16.9 miles



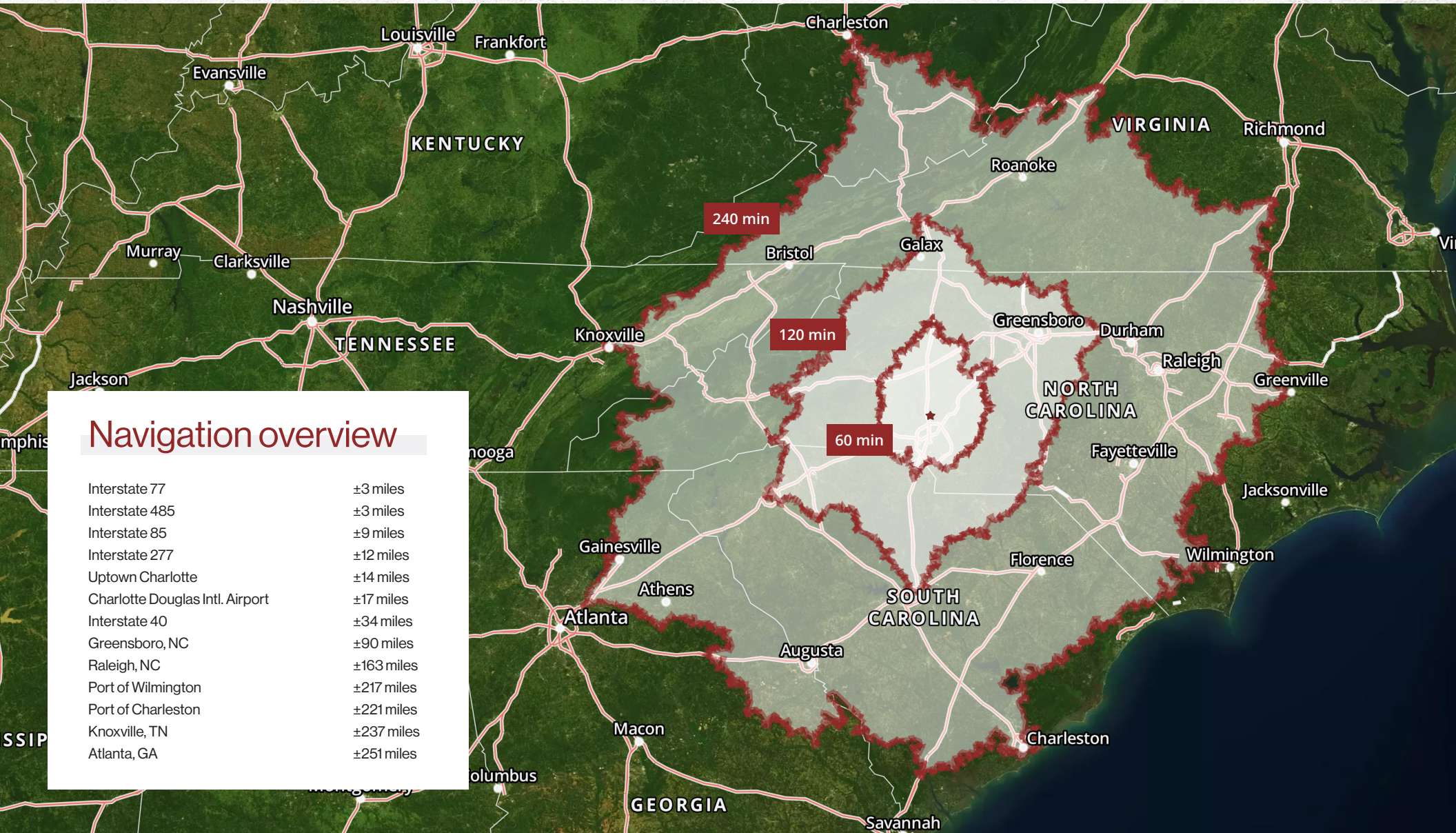
Positioned near
the I-485 / I-77
interchange, providing
connectivity across the
Charlotte region

Located in Charlotte's
North industrial
submarket, one of the
region's fastest-growing
distribution hubs

Located 14 miles north of
Uptown Charlotte, with close
proximity to the Lake Norman
labor pool and surrounding
residential growth

Located
approximately
34 miles south
of Interstate 40

Drive Time Map 60 min, 120 min, 240 min radius



Navigation overview

Interstate 77	±3 miles
Interstate 485	±3 miles
Interstate 85	±9 miles
Interstate 277	±12 miles
Uptown Charlotte	±14 miles
Charlotte Douglas Intl. Airport	±17 miles
Interstate 40	±34 miles
Greensboro, NC	±90 miles
Raleigh, NC	±163 miles
Port of Wilmington	±217 miles
Port of Charleston	±221 miles
Knoxville, TN	±237 miles
Atlanta, GA	±251 miles



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FOR MORE INFORMATION,
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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.