



**ALDER LOGISTICS CENTER**  
11701 McCord Road, Huntersville, NC  
**CLASS-A INDUSTRIAL DEVELOPMENT**

**BUILD-TO-SUIT OPPORTUNITY**  
**UP TO ±627,000 SF**

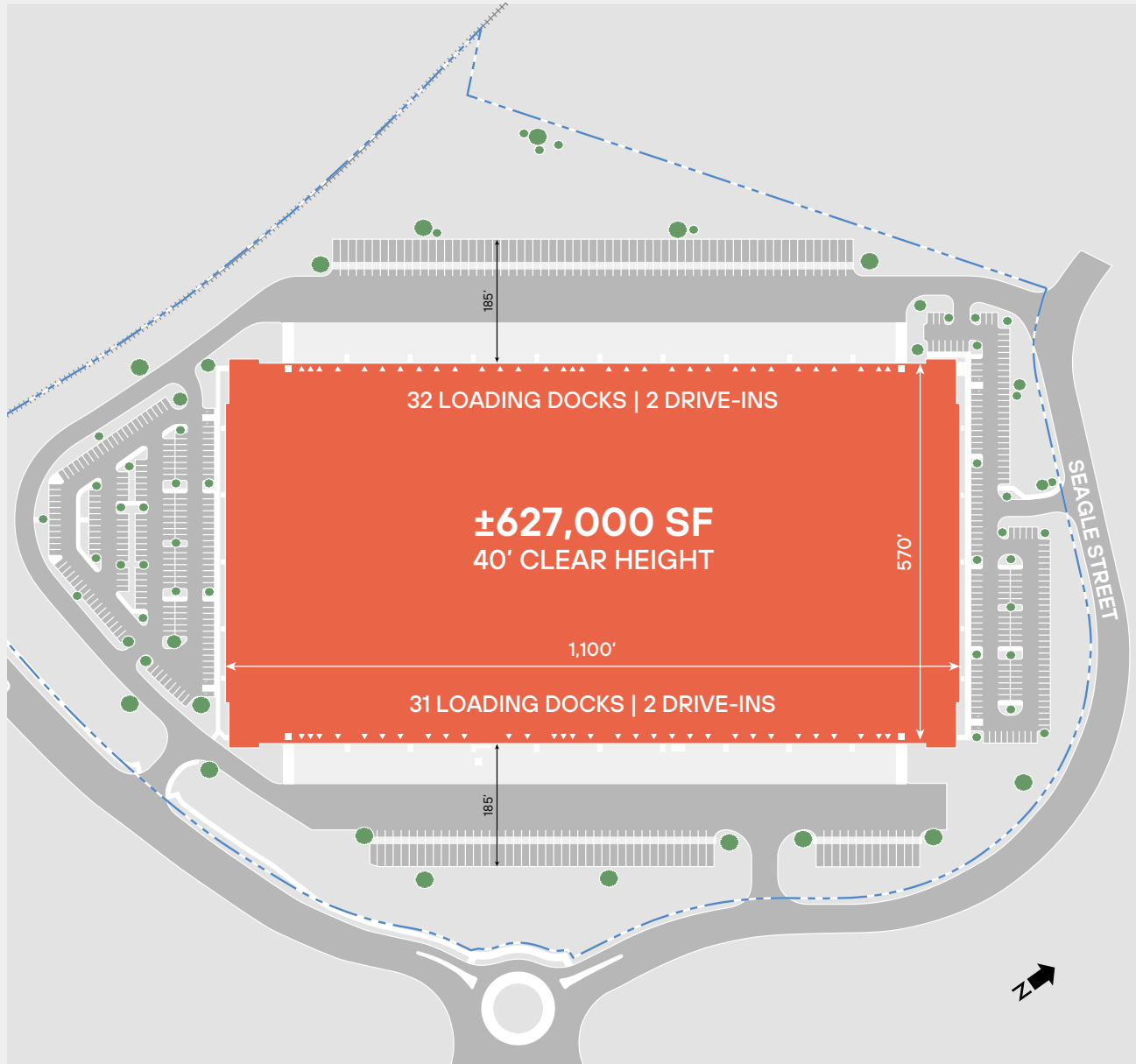


[CLICK OR SCAN  
TO VIEW MAP](#)

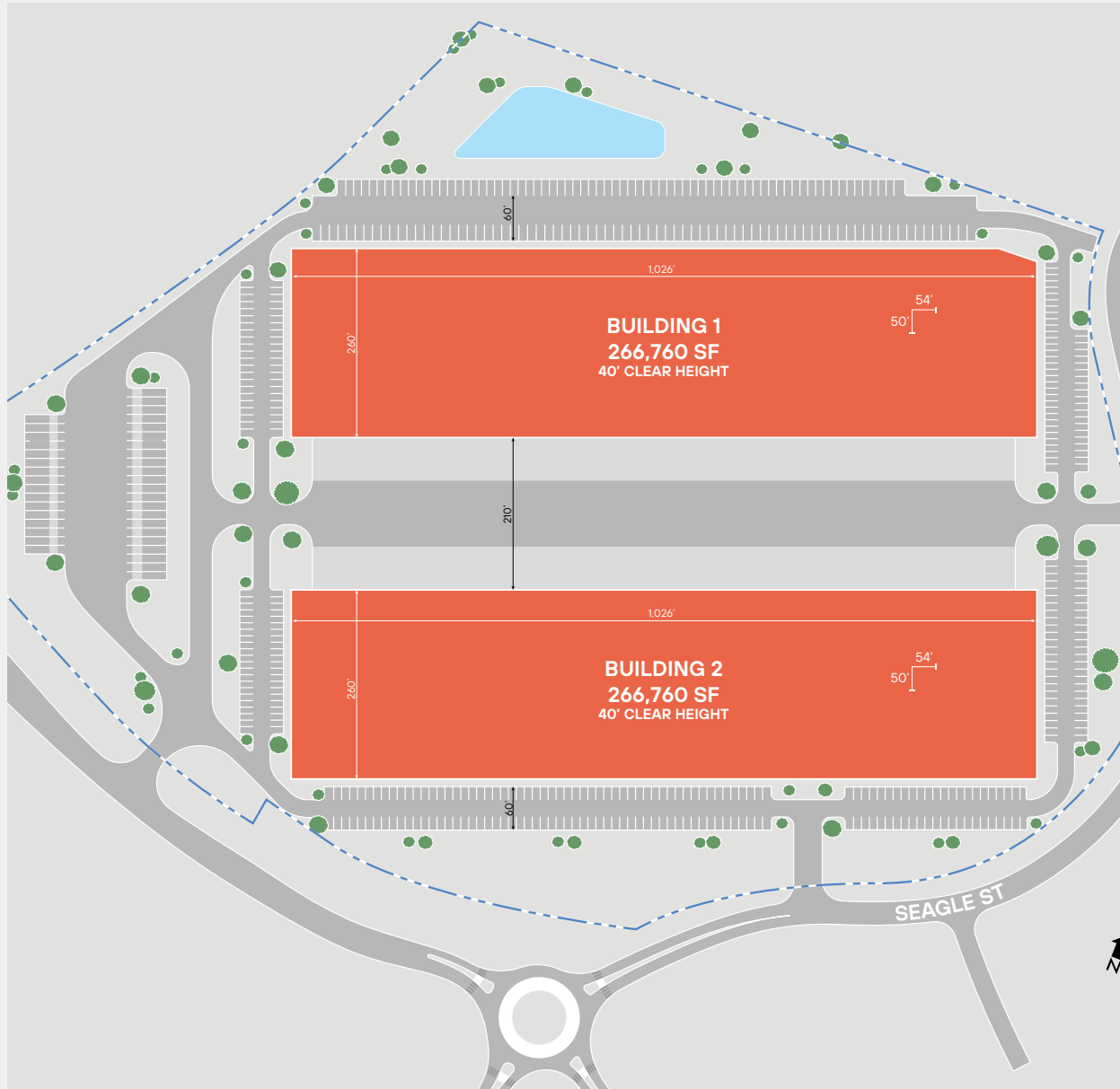


Leasing by:

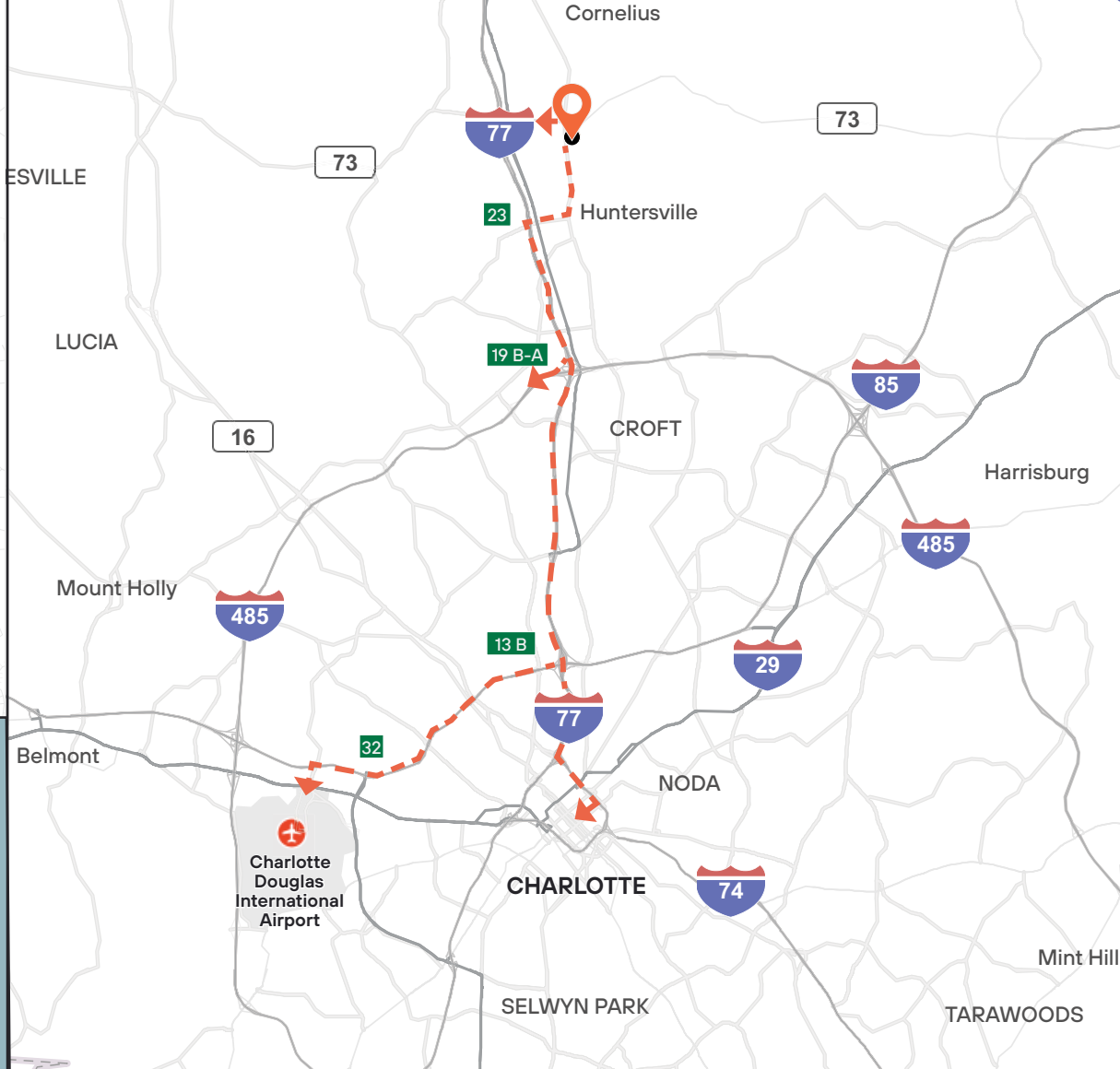
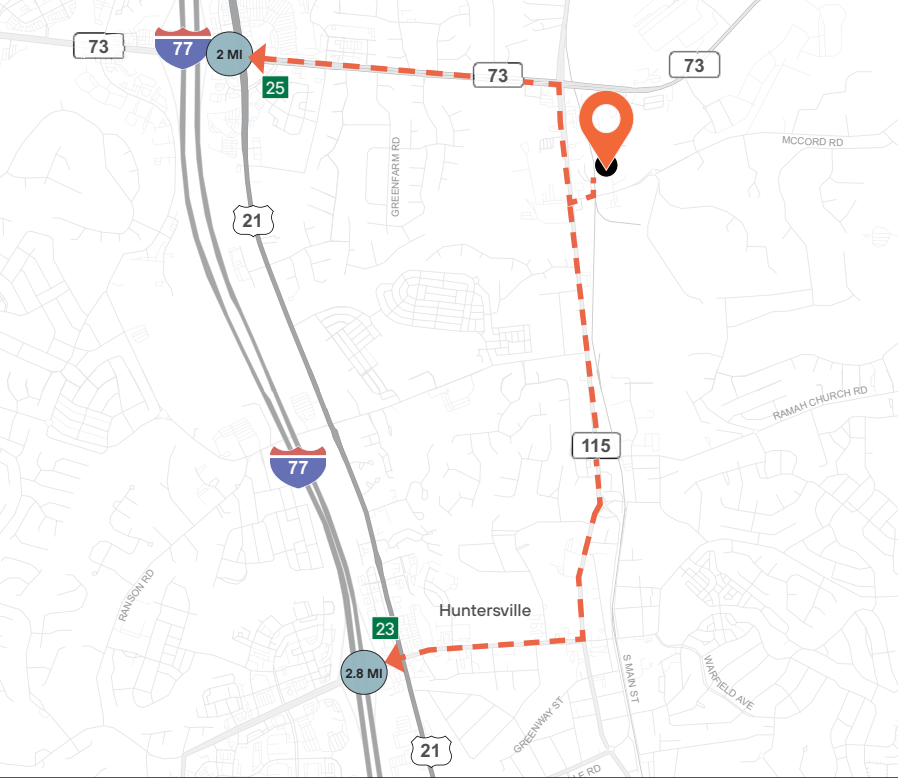




BUILDING SF	±627,000
AVAILABLE SF	±627,000
ACRES	45.48
OFFICE	To-suit
BUILDING DIMENSIONS	1,100' x 570'
CLEAR HEIGHT	40'
COLUMN SPACING	54' X 50'
SPEED BAYS	60'
LOADING DOCKS	63
DRIVE-IN DOORS	4
LOADING FORMAT	Cross-Dock
TRUCK COURT DEPTH	185'
TRAILER STALLS	124
CAR PARKING	470



	BUILDING 1	BUILDING 2
<b>BUILDING SF</b>	±266,760	±266,760
<b>AVAILABLE SF</b>	±266,760	±266,760
<b>ACRES</b>	45.48	45.48
<b>OFFICE</b>	To-suit	To-suit
<b>BUILDING DIMENSIONS</b>	1,026' x 260'	1,026' x 260'
<b>CLEAR HEIGHT</b>	40'	40'
<b>COLUMN SPACING</b>	54' X 50'	54' X 50'
<b>SPEED BAYS</b>	60'	60'
<b>LOADING DOCKS</b>	TBA	TBA
<b>DRIVE-IN DOORS</b>	4	4
<b>LOADING FORMAT</b>	Rear	Rear
<b>TRUCK COURT DEPTH</b>	210' (shared)	210' (shared)
<b>TRAILER STALLS</b>	124	124
<b>CAR PARKING</b>	470	470



**DRIVING DISTANCES**

<b>INTERSTATE I-77</b> 2 miles (via exit 25)	<b>DOWNTOWN CHARLOTTE</b> 16.5 miles
<b>INTERSTATE I-485</b> 6.5 miles (via exit 19 B-A)	<b>CLT DOUGLAS AIRPORT</b> 19.5 miles
<b>INTERSTATE I-85</b> 13 miles (via exit 13 B)	

For leasing information, contact:



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.