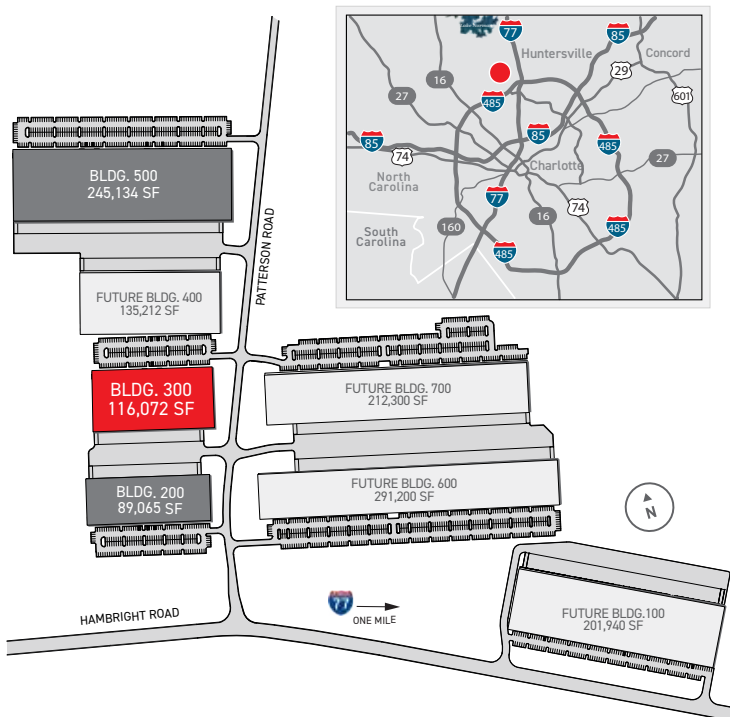
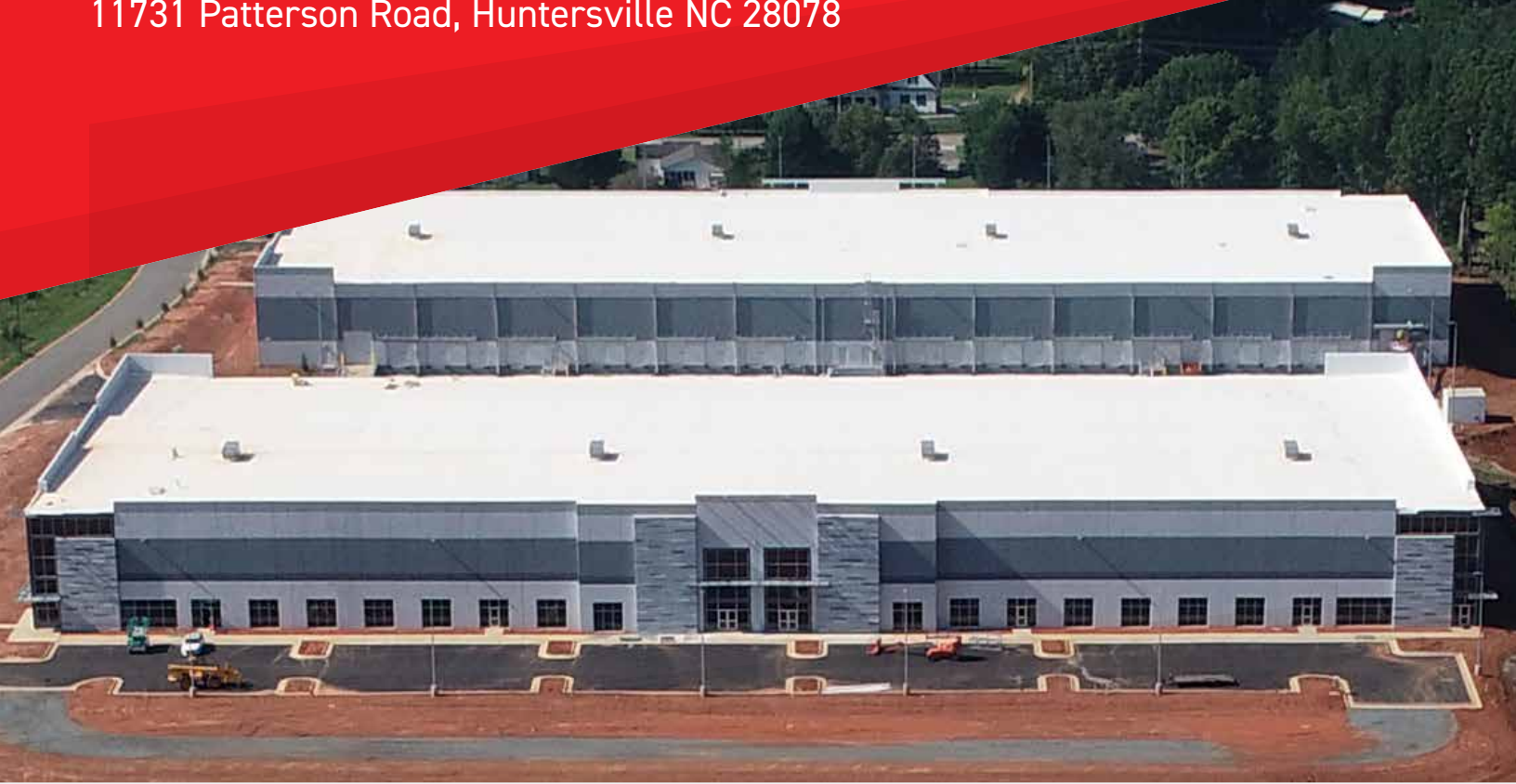


# North Chase at The Park

## Building 300

Up to 116,072 Sq. Ft. Available

11731 Patterson Road, Huntersville NC 28078



## AVAILABLE FOR LEASE

Up to 116,072 Square Feet in Building 300 at North Chase at The Park

Convenient access to I-77 via Hambright Road Express Lanes

North Chase at The Park is McDonald's newest business park located in Huntersville, North Carolina. Construction has recently been completed on Phase I of the park that includes Buildings 200, 300 and 500, three rear-load manufacturing/distribution buildings totaling 450,271 square feet. Building 300 is 116,072 square feet and is suitable for a single tenant or demisable for multiple tenants. Four additional buildings are planned for future phases in the park.



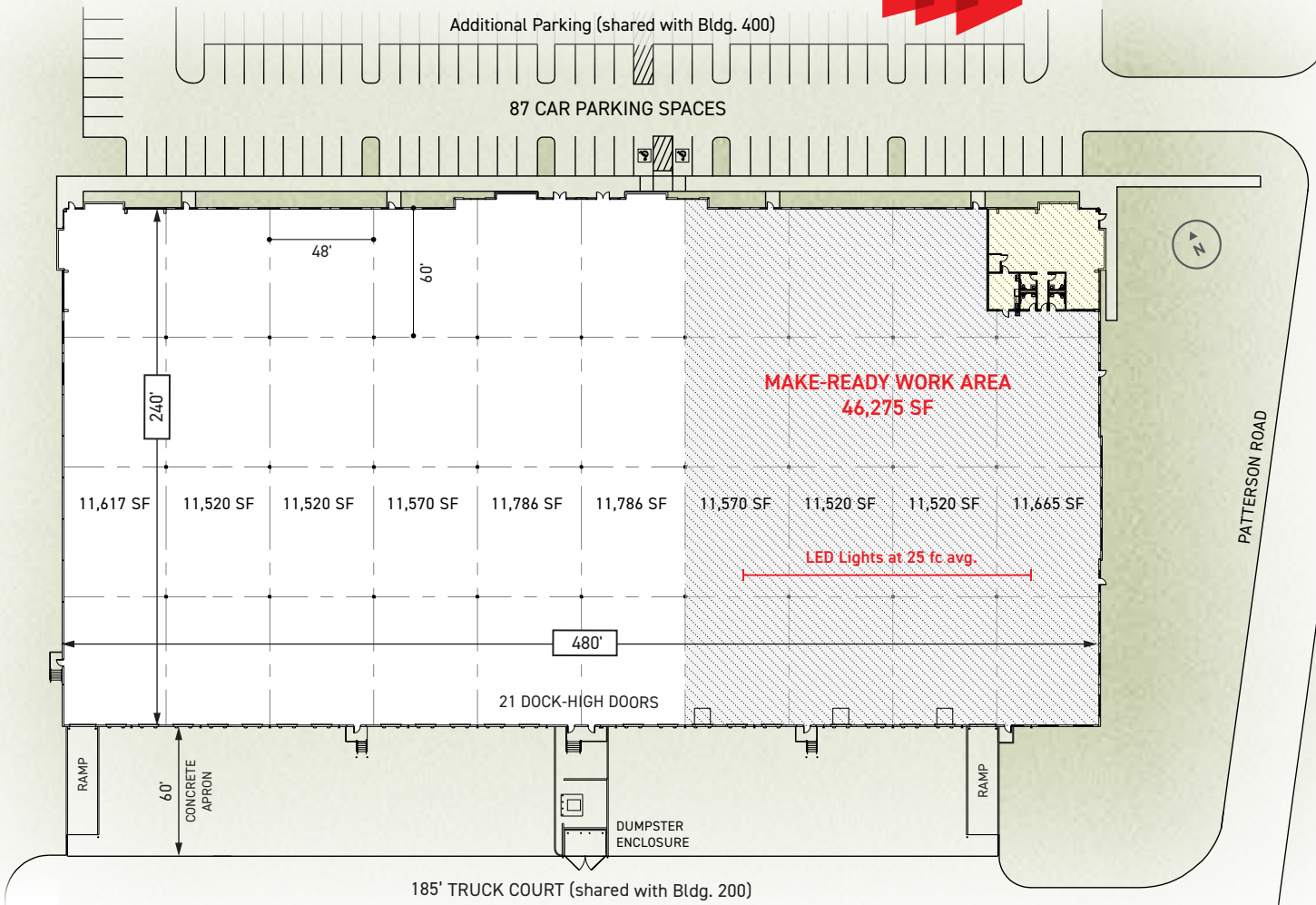
For leasing information contact:



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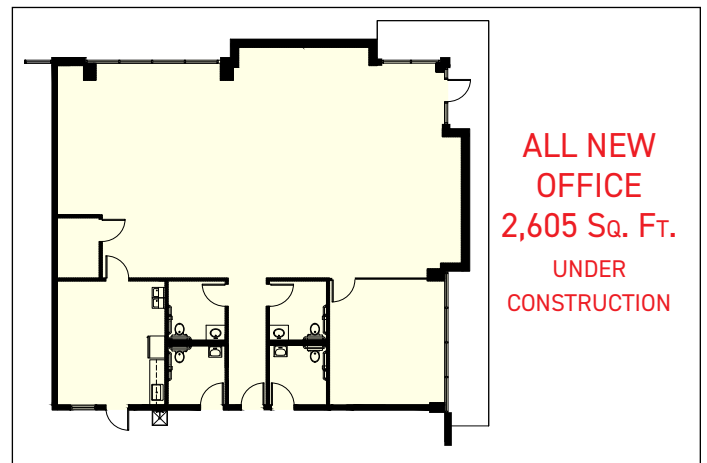


## North Chase at The Park

**BUILDING 300** 11731 PATTERSON ROAD  
HUNTERSVILLE NC 28078

- Building Type: Rear-Load
- Building Size: 116,072 Sq. Ft.
- Dimensions: 480' W x 240' D
- Construction: Architectural Tile-Up Concrete
- Ceiling Height: 32' Clear
- Column Spacing: 48' W x 60' D Typ
- Electrical: 277/480 Volt, 3-Phase Service
- Floor Slab: 6" Thick, 4,000 PSI Concrete
- Dock Positions: 21 (9' x 10') Dock Highs;  
2 (12' x 16') Ramped Drive-Ins
- Floor Slab: 6" Thick, 4,000 PSI Concrete
- Truck Court: 185' D Truck Court (shared with Building 200); 60' Concrete Apron
- Sprinkler: ESFR System

**Make-Ready Work in Process**  
Up to 46,275 Sq. Ft. Ready for Quick Occupancy



- Office Lighting: LED Light Fixtures
- Warehouse Lighting: LED Light Fixtures at 25 fc avg.
- Dock Doors: Up to 7 (9' x 10') Dock Highs; 3 (35,000 lb.) Pit Levelers; 1 (12'x16') Ramped Drive-In Door