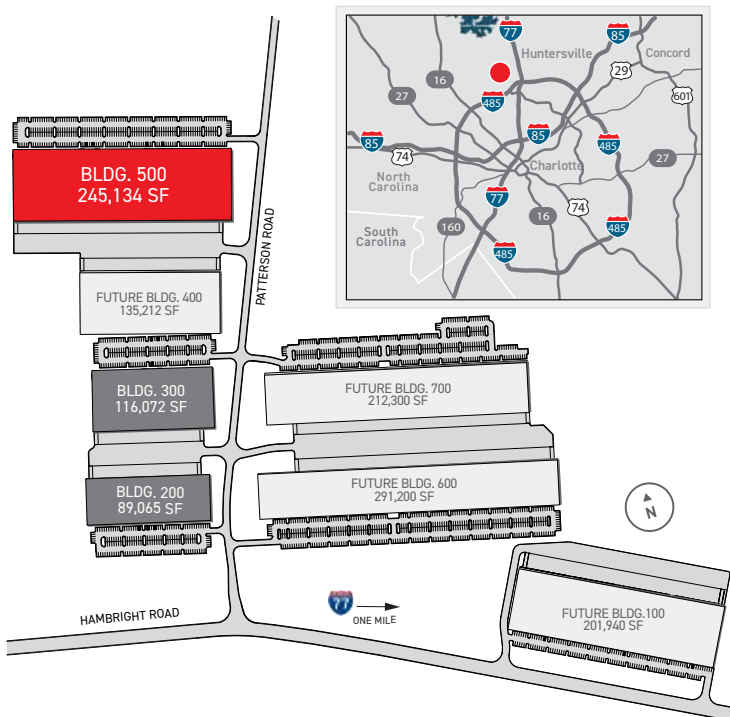


# North Chase at The Park

## Building 500

Up to 245,134 Sq. Ft. Available

11835 Patterson Road, Huntersville NC 28078



## AVAILABLE FOR LEASE

Up to 245,134 Square Feet in Building 500 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 500 is 245,134 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.



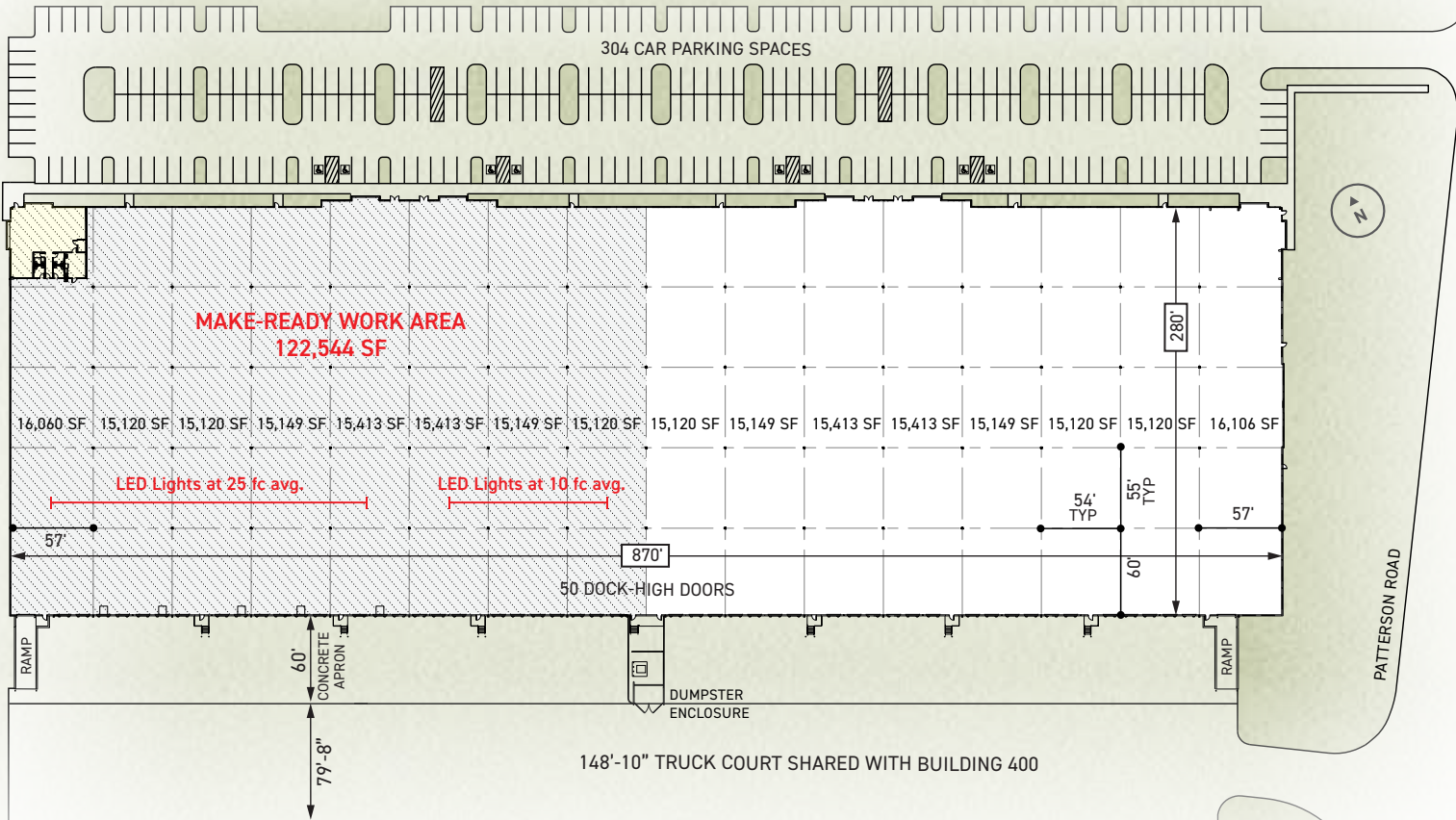
For leasing information contact:



Fermin Deoca  
fermin.deoca@cushwake.com  
(704) 335-4436

Matt Treble  
matt.treble@cushwake.com  
(704) 335-4430

Frances Crisler  
frances.crisler@cushwake.com  
(704) 620-6014

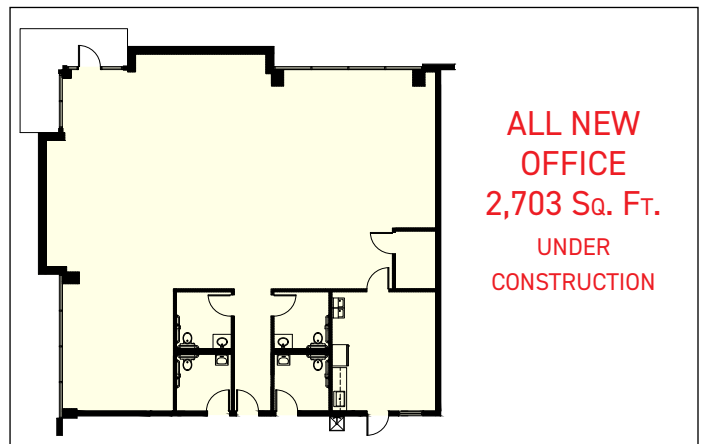


## North Chase at The Park

**BUILDING 500** 11835 PATTERSON ROAD  
HUNTERSVILLE NC 28078

- Building Type: Rear-Load
- Building Size: 245,134 Sq. Ft.
- Dimensions: 870' W x 280' D
- Construction: Architectural Tile-Up Concrete
- Ceiling Height: 32' Clear
- Column Spacing: 54' W x 55' D Typ; 60' D Staging Bay; 57' W End Bays
- Electrical: 277/480 Volt, 3-Phase Service
- Floor Slab: 6" Thick, 4,000 PSI Concrete
- Dock Positions: 50 (9' x 10') Dock Highs; 2 (12' x 16') Ramped Drive-Ins
- Car Parking: 304 Car Parking Spaces
- Truck Court: 149' D Truck Court (shared with Building 400); 60' Concrete Apron
- Sprinkler: ESFR System

**Make-Ready Work in Process**  
Up to 122,544 Sq. Ft. Ready for Quick Occupancy



- Office Lighting: LED Light Fixtures
- Warehouse Lighting: LED Light Fixtures; 5 bays at 25 fc avg., 3 bays at 10 fc avg.
- Dock Doors: Up to 26 (9' x 10') Dock Highs, 5 with 35,000 lb. Pit Levelers; 1 (12'x16') Ramped Drive-In Door