

Commercial Flex Sites for Sale

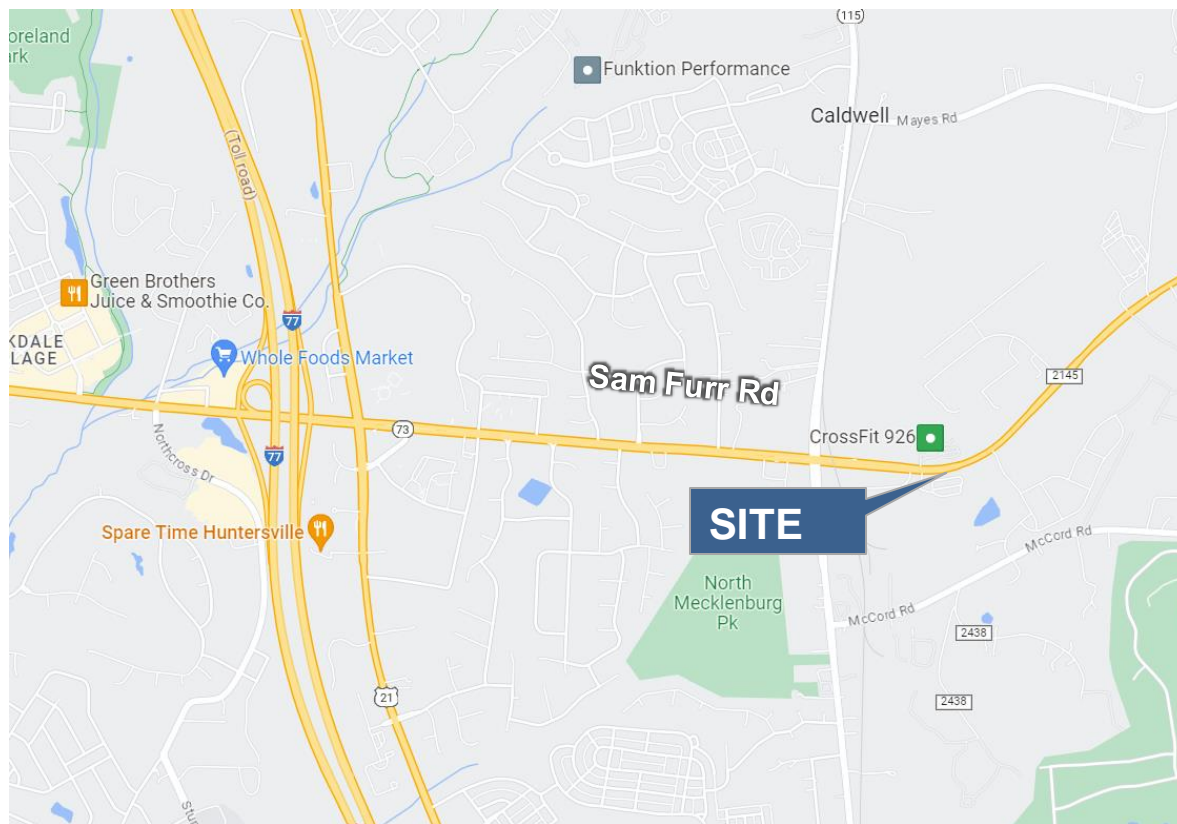
Northbrook on Sam Furr Road Huntersville, NC 28078

Building size:

Lot size:

- Zoning: CB Huntersville
- Utilities: on site
- Lot C approved for Storage Facility
- **Lot A under contract for Day Care**

	Size	Parcel No.	Price
A	5.24 ac	011-221-17	\$1,500,000
B	5.48 ac	011-221-16	\$2,500,000
C	3.64 ac	011-221-15	\$2,000,000
D	7.54 ac	011-221-14	\$3,000,000



CONTACT

www.knoxgroupinc.com

Gary Knox
cell 704.634.5630
Gary@knoxgroupinc.com

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911

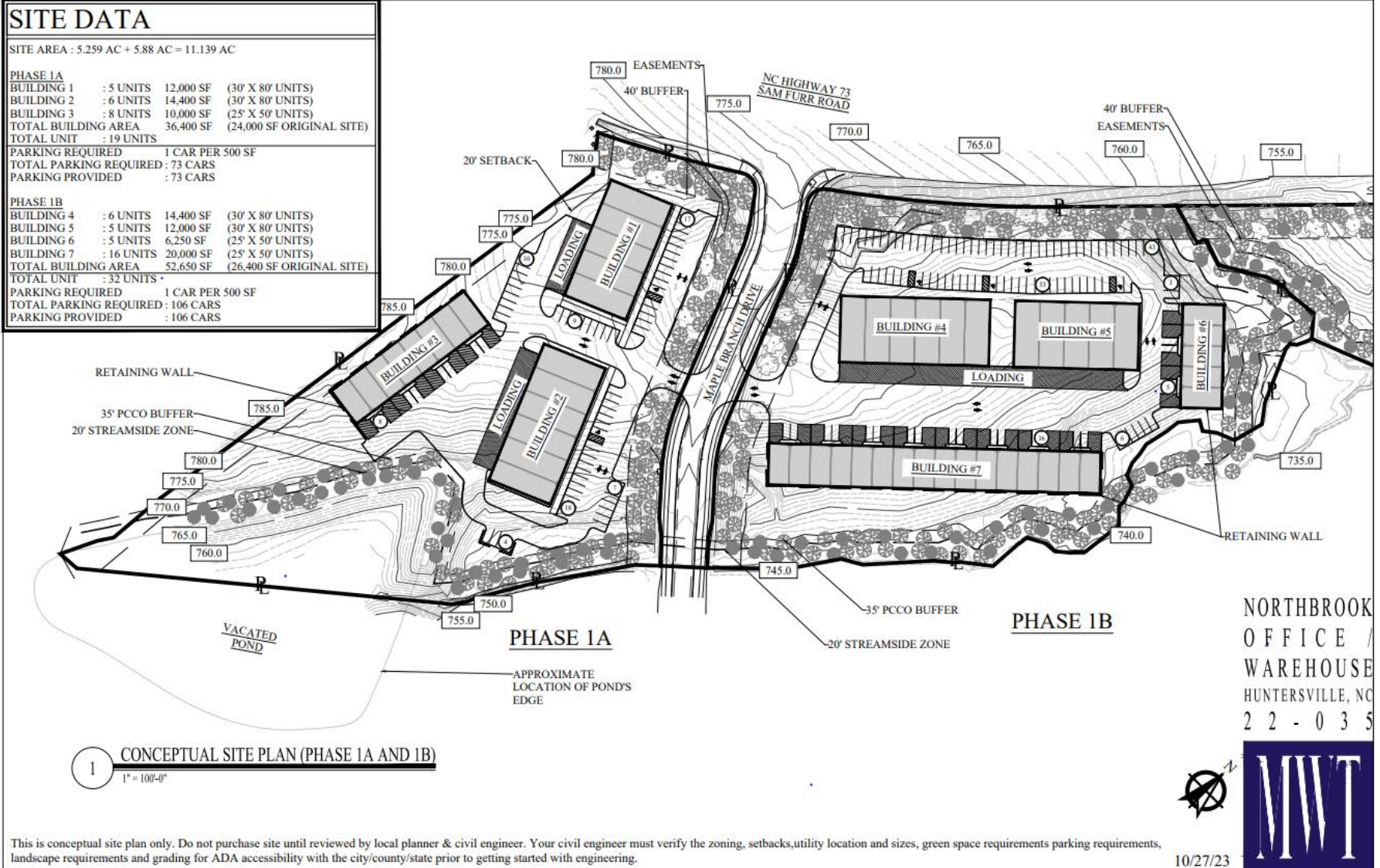


All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

SITES FOR SALE



SITE DATA			
SITE AREA : 5.259 AC + 5.88 AC = 11.139 AC			
PHASE 1A			
BUILDING 1	: 5 UNITS	12,000 SF	(30' X 80' UNITS)
BUILDING 2	: 6 UNITS	14,400 SF	(30' X 80' UNITS)
BUILDING 3	: 8 UNITS	10,000 SF	(25' X 50' UNITS)
TOTAL BUILDING AREA		36,400 SF	(24,000 SF ORIGINAL SITE)
TOTAL UNIT	: 19 UNITS		
PARKING REQUIRED	1 CAR PER 500 SF		
TOTAL PARKING REQUIRED	: 73 CARS		
PARKING PROVIDED	: 73 CARS		
PHASE 1B			
BUILDING 4	: 6 UNITS	14,400 SF	(30' X 80' UNITS)
BUILDING 5	: 5 UNITS	12,000 SF	(30' X 80' UNITS)
BUILDING 6	: 5 UNITS	6,250 SF	(25' X 50' UNITS)
BUILDING 7	: 16 UNITS	20,000 SF	(25' X 50' UNITS)
TOTAL BUILDING AREA		52,650 SF	(26,400 SF ORIGINAL SITE)
TOTAL UNIT	: 32 UNITS		
PARKING REQUIRED	1 CAR PER 500 SF		
TOTAL PARKING REQUIRED	: 106 CARS		
PARKING PROVIDED	: 106 CARS		



1 CONCEPTUAL SITE PLAN (PHASE 1A AND 1B)
1" = 100'-0"

This is conceptual site plan only. Do not purchase site until reviewed by local planner & civil engineer. Your civil engineer must verify the zoning, setbacks, utility location and sizes, green space requirements parking requirements, landscape requirements and grading for ADA accessibility with the city/county/state prior to getting started with engineering.

10/27/23

NORTHBROOK
OFFICE /
WAREHOUSE
HUNTSVILLE, NC
22 - 035

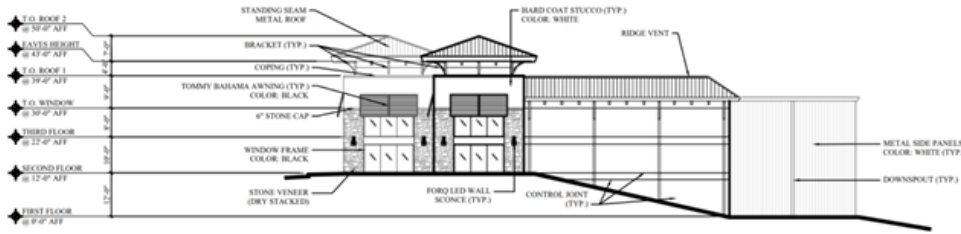


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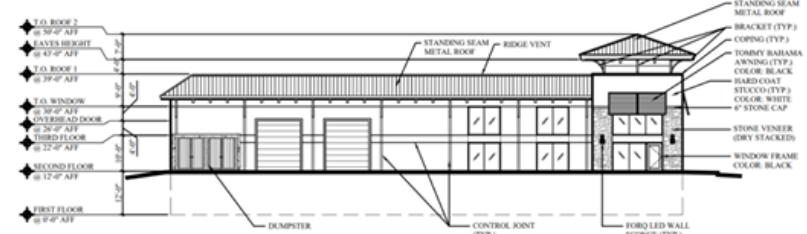
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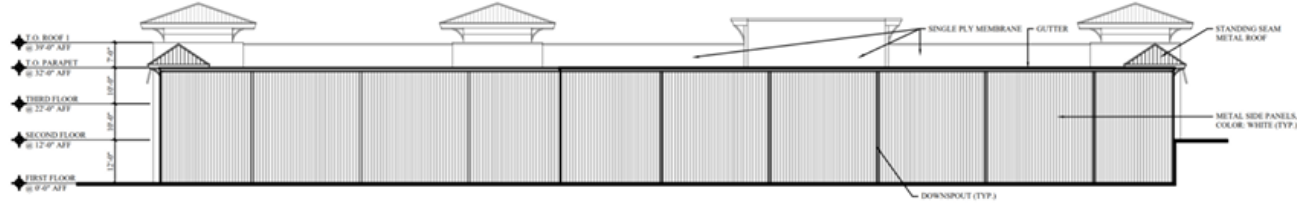




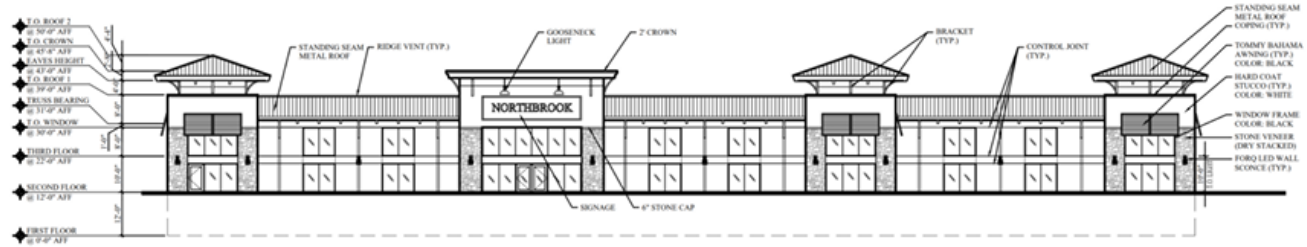
4 SOUTH ELEVATION (RIGHT SIDE)
1/32" = 1' - 0"



3 NORTH ELEVATION (LEFT SIDE)
1/32" = 1' - 0"



2 EAST ELEVATION (REAR)
1/32" = 1' - 0"



1 WEST ELEVATION (FRONT)
1/32" = 1' - 0"

NOTE:
ONLY UNTINTED OR TINTED GLASS
WITH A MIN. VISUAL TRANSMITTANCE
FACTOR OF 35 ARE ALLOWED

NORTHBROOK
INDOOR
STORAGE
BUILDING
HUNTSVILLE, NC
23-037



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04/30/24

19725 Oak Street, Suite 8
Cornelius, NC 28031
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NORTHBROOK INDOOR STORAGE BUILDING - HUNTERSVILLE, NC

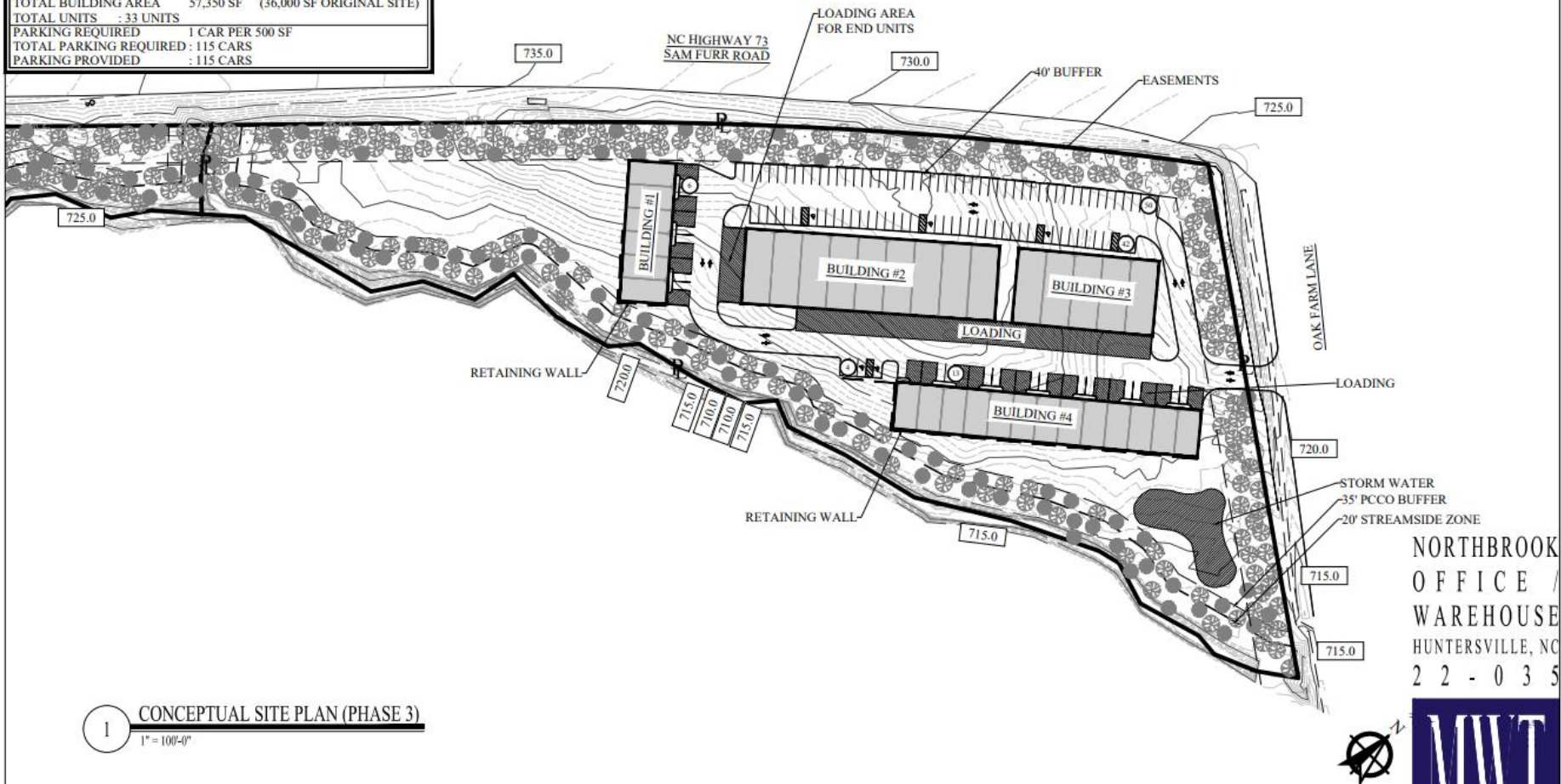


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SITE DATA

SITE AREA : 7.546 AC		
BUILDING 1	: 6 UNITS	7,500 SF (25' X 50' UNITS)
BUILDING 2	: 9 UNITS	21,600 SF (30' X 80' UNITS)
BUILDING 3	: 5 UNITS	12,000 SF (30' X 80' UNITS)
BUILDING 4	: 13 UNITS	16,250 SF (25' X 50' UNITS)
TOTAL BUILDING AREA	57,350 SF	(36,000 SF ORIGINAL SITE)
TOTAL UNITS	: 33 UNITS	
PARKING REQUIRED	1 CAR PER 500 SF	
TOTAL PARKING REQUIRED	: 115 CARS	
PARKING PROVIDED	: 115 CARS	



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22 - 035



10/27/23

1 CONCEPTUAL SITE PLAN (PHASE 3)
1" = 100'-0"

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