



For Sale w/ Leaseback or For Lease



13201 Reese Blvd
Huntersville, NC 28078

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Accelerating success.

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Investment Summary



Fully Equipped Industrial Opportunity — Options Available for Lease or for Ownership

±163,248 SF

Warehouse for Sale with
±76,320 SF Leaseback

±86,928 SF

Vacant for Lease



Prime location
with immediate
highway access

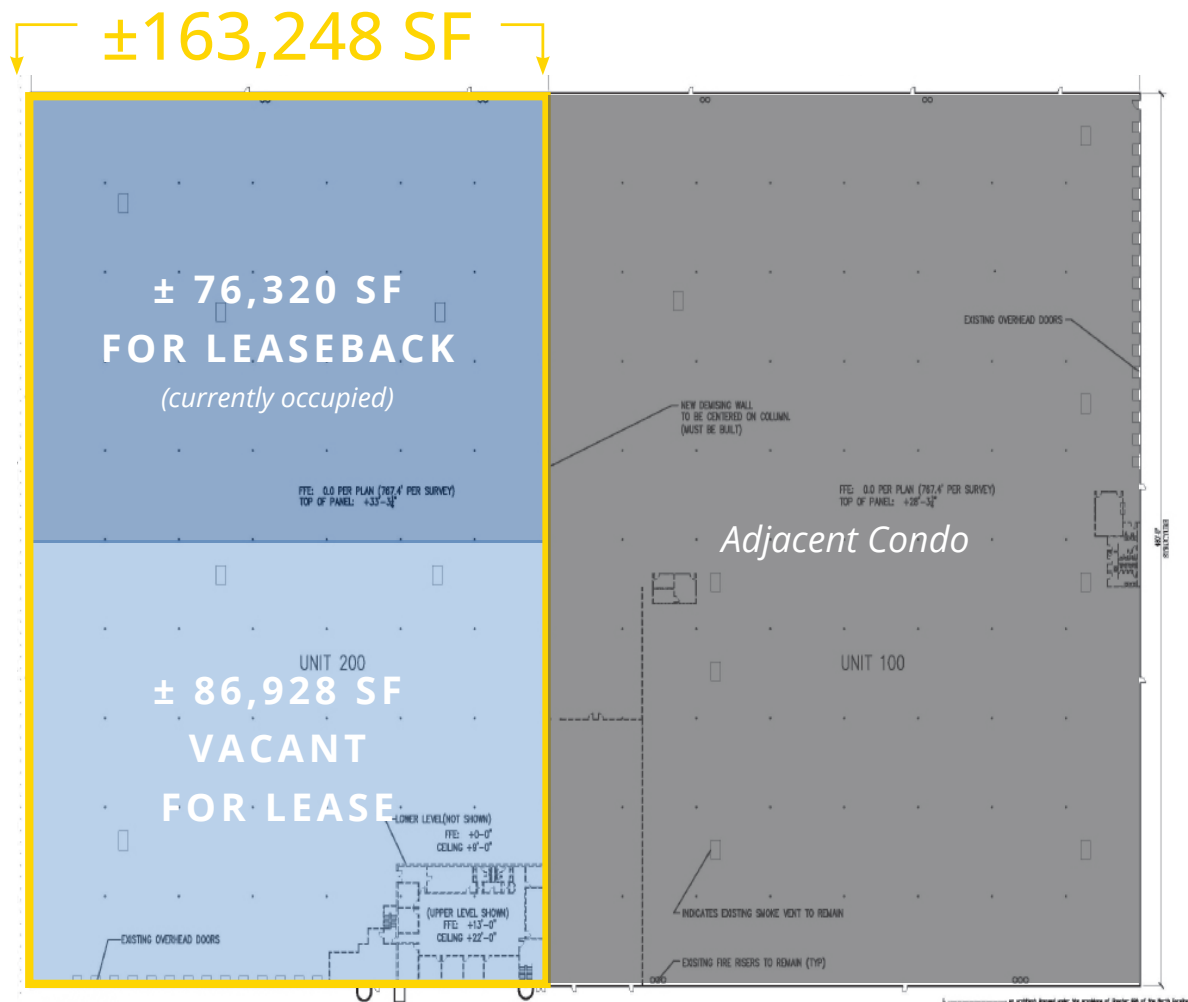


Unique flexibility
with both lease and
ownership options



Highly functional industrial building
built to meet range of needs

Property Overview - For Sale



County, Parcel ID:	Mecklenburg County, 01718208
Zoning:	CB (Corporate Business)
Total Size:	± 163,248 SF
Total Office SF:	± 17,941 SF
Clear Height:	26'2" - 30'6"
Dock High Doors:	14 (8'x8')
Drive In Doors:	3 (12'x14') Grade Level 1 (14'x14') Grade Level

Drive In Ramp	1 (22'x14')
Auto Parking:	108
Trailer Parking:	27
Power:	3600 Amps @ 277/480V
Year Built:	1988
Basic Construction:	Metal w/ Concrete Façade
Roof Type:	Metal

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Property Overview - For Lease

Total Size:	± 86,928 SF
Space SF Breakdown:	±70,841 SF warehouse/production ±1,722 SF receiving area ±6,699 SF 1st floor Office ±7,666 SF 2nd floor office
Clear Height:	27'3"
Column Spacing:	48' x 48'
Depth:	240'
Sprinkler:	Wet System
Warehouse Lighting:	LED
Power:	2000 Amps @ 277/480V
Parking:	61 Auto 16 Trailer
Dock High Doors:	14 (8x8')
Drive In Door:	1 (22'x14')



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Tenant Overview - Leaseback

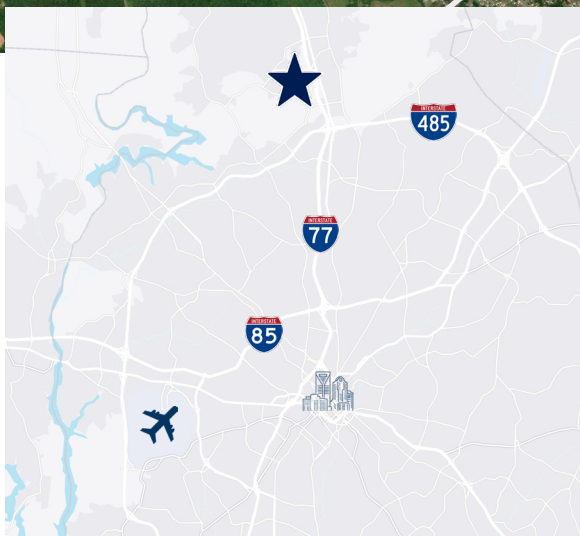
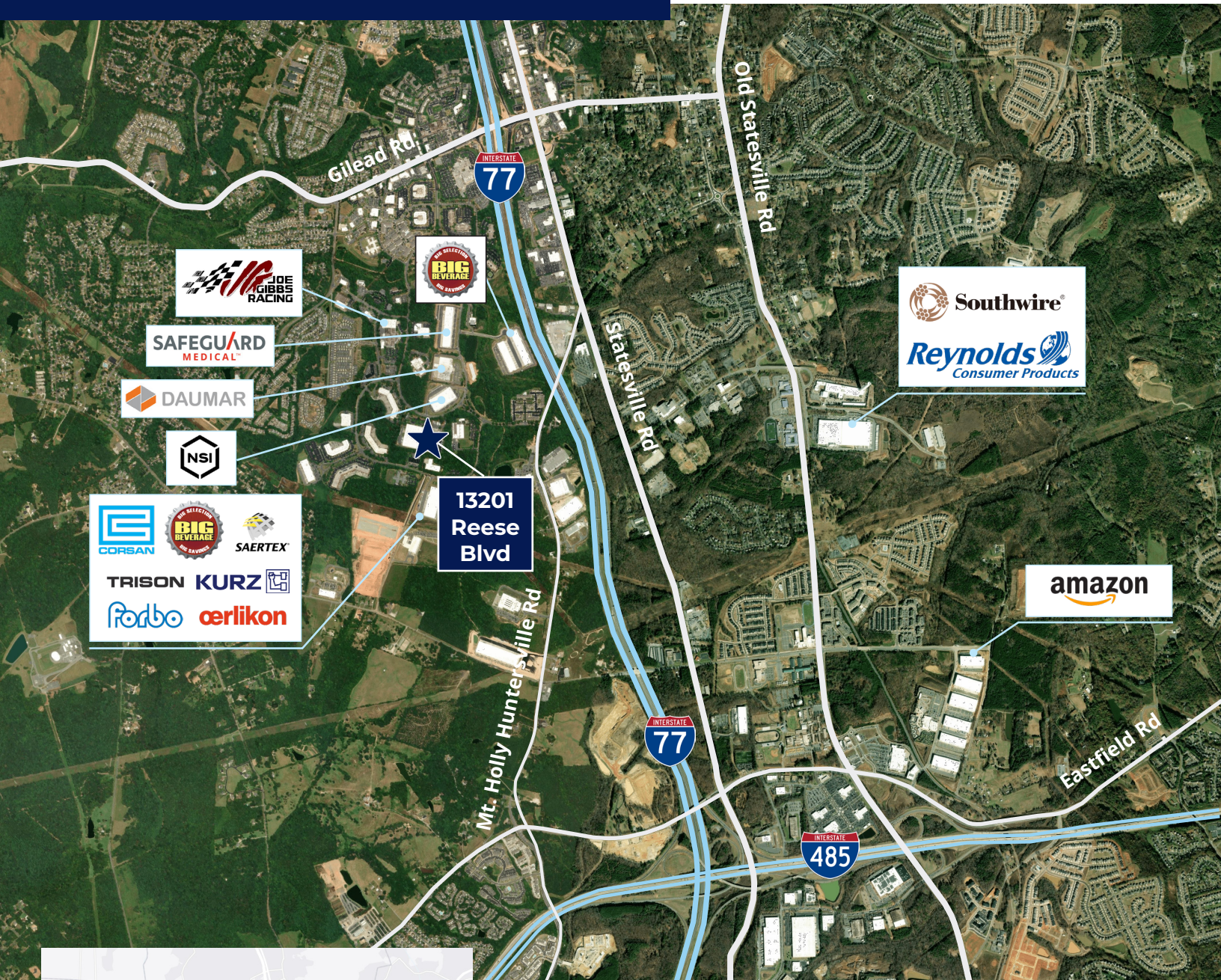


Total Size:	± 76,320 SF
Space SF Breakdown:	±72,744 SF warehouse/production ±3,576 SF office
Clear Height:	26'2" - 30'6" (Warehouse) 15' (Production Area)
Column Spacing:	48' x 48'
Depth:	240'
Sprinkler:	Wet System
Warehouse Lighting:	LED
Power:	1600 Amps @ 277/480V
Parking:	48 Auto 11 Trailer
Drive In Door:	3 (12'x14') Grade Level 1 (14'x14') Grade Level



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Location Overview



DRIVING DISTANCE FROM PROPERTY

INTERSTATE 77 0.5 MILES

INTERSTATE 485 4 MILES

INTERSTATE 85 10 MILES

 16 MILES

 14 MILES



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