

FOR LEASE

LKN BUSINESS PARK

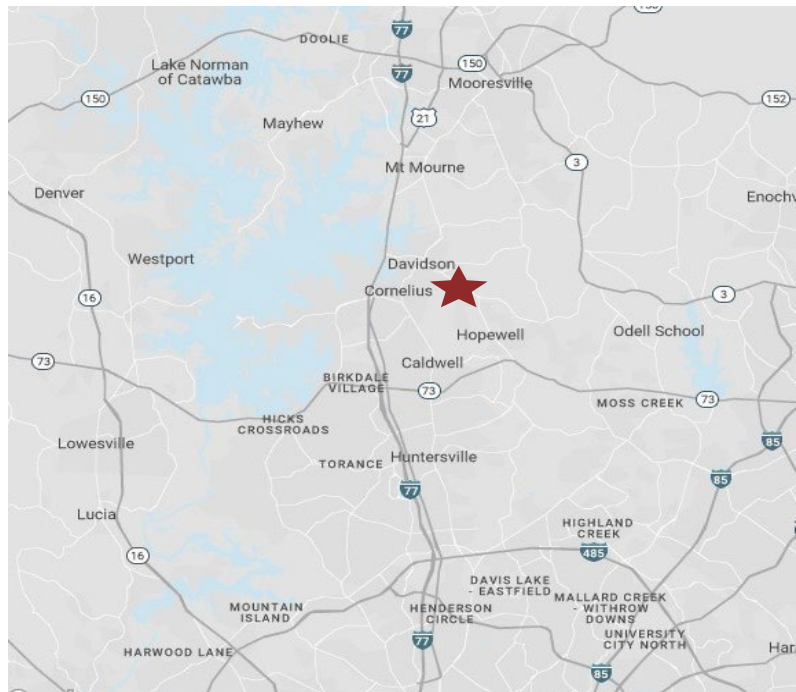
10421 Bailey Road, Cornelius, NC



SIZE	SF	MONTHLY RATE	CAM	TOTAL/MONTH
20' X 60'	1,200	\$1,650.00	\$200.00	\$1,850.00
25' X 60'	1,500	\$2,050.00	\$250.00	\$2,300.00
30' X 60'	1,800	\$2,450.00	\$300.00	\$2,750.00

FEATURES

- Four Professional Buildings, light Industrial 18,000 SF each
- 1,200 – 18,000 SF For Lease
- Ample Parking
- Individual Suites (1,200, 1,500, 1,800 SF)
- One Roll Up Door per Suite
- Skylights in Warehouse
- 16' – 18' Clear Height
- Single Office and Bathroom per Suite



Joe Douglas
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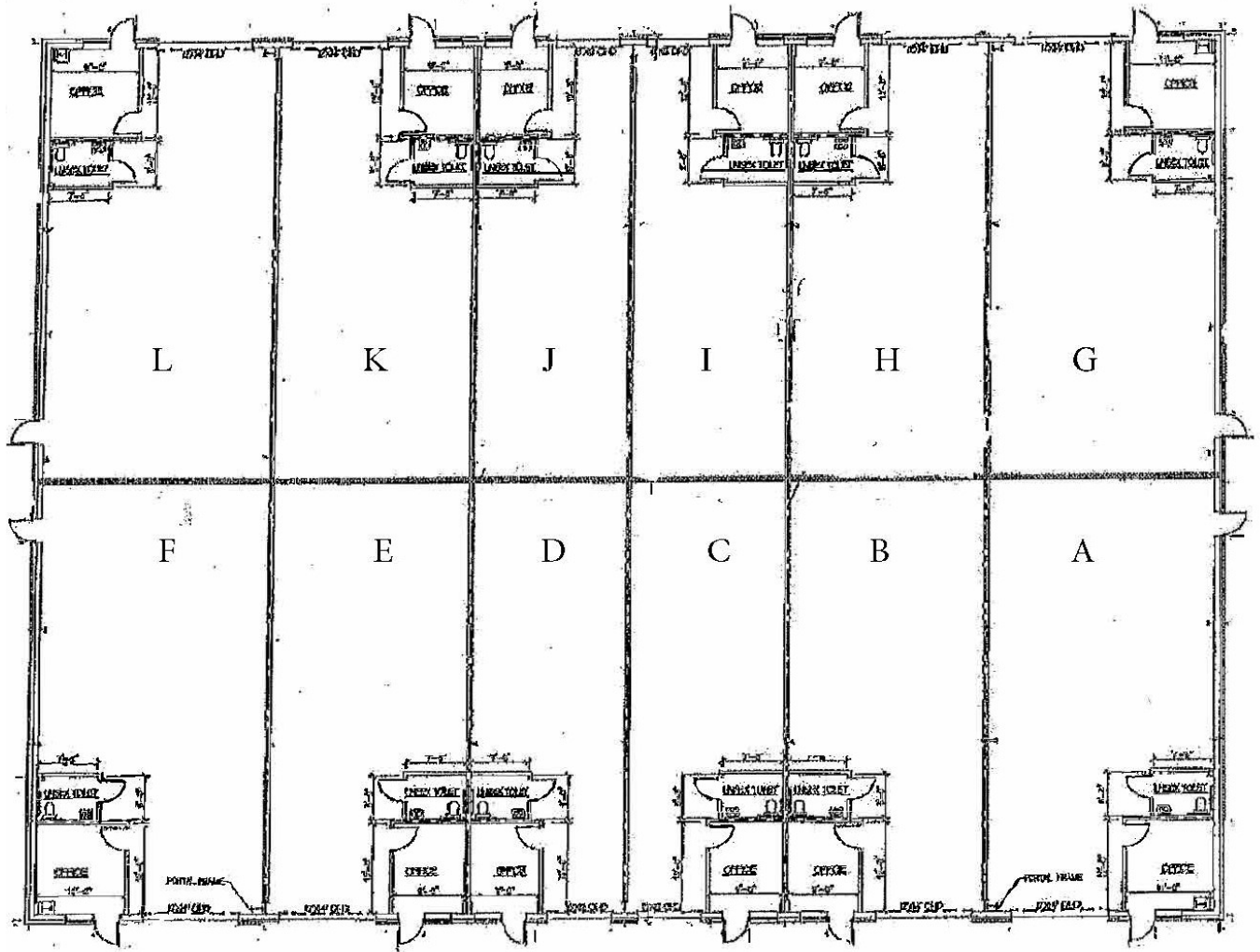


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10421 Bailey Road, Cornelius, NC

Building 4



Bailey Road

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The site plan for Bailey Road 10400 shows three buildings and their surrounding site features:

- 10421 BLDG 4:** A large rectangular building with rooms labeled A through L. It includes a 12,000 S.F. area and a 12,000 S.F. area. The building is situated near a 60' DISTRICT BUFFER and a 30' PARKING SETBACK.
- 10415 BLDG 1:** A rectangular building with rooms labeled A through L. It includes a 12,000 S.F. area and a 12,000 S.F. area. The building is situated near a 30' PARKING SETBACK and a 1' SIDEWALK CASEWAY OFF BACK OF WALK.
- 10433 BLDG 2:** A rectangular building with rooms labeled A through L. It includes a 12,000 S.F. area and a 12,000 S.F. area. The building is situated near a 30' PARKING SETBACK and a 1' SIDEWALK CASEWAY OFF BACK OF WALK.

Other features include a 30' PARKING SETBACK, a 1' SIDEWALK CASEWAY OFF BACK OF WALK, and a 30' PARKING SETBACK. The plan also shows various easements and setbacks, including a 60' DISTRICT BUFFER and a 30' PARKING SETBACK.

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