



Available For Sale

15606 Old Statesville Rd.
Huntersville, NC 28078



MAK REAL ESTATE
VENTURES

PROPERTY OVERVIEW

- List Price: \$850,000.00
- +/- 1.66 Acres
- Parcel #00925409 and #00925410
- Proposed 10,000-12,000 sf class A flex building.
- Highway commercial zoning
- Two sites compromised of 1.6 acres available for sale located at the corner of Old Statesville Rd. and Stumptown Rd. in Huntersville, NC.
- Excellent opportunity to develop class A Flex building. Please call Broker for additional details. Certified Architectural and Engineering drawings are negotiable.

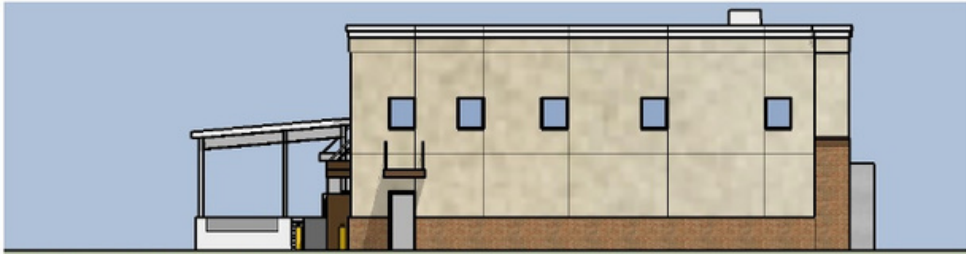


Building Elevations

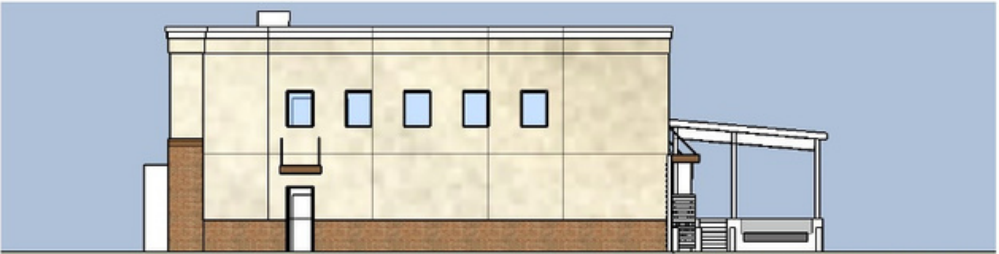


• TRELLIS/SCREEN WALL:
ALTERNATING SLATS
TO GROW VINES,
BUT BLOCK SIGHT
OF OFF LOADING TRUCKS

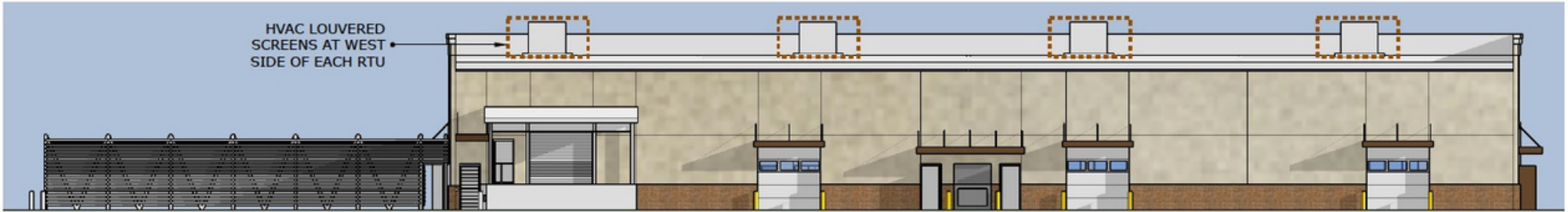
FRONT ELEVATION - EAST - HWY 115



LEFT ELEVATION - SOUTH - STUMPTOWN RD



RIGHT ELEVATION - NORTH



HVAC LOUVERED
SCREENS AT WEST
SIDE OF EACH RTU

BACK ELEVATION - WEST

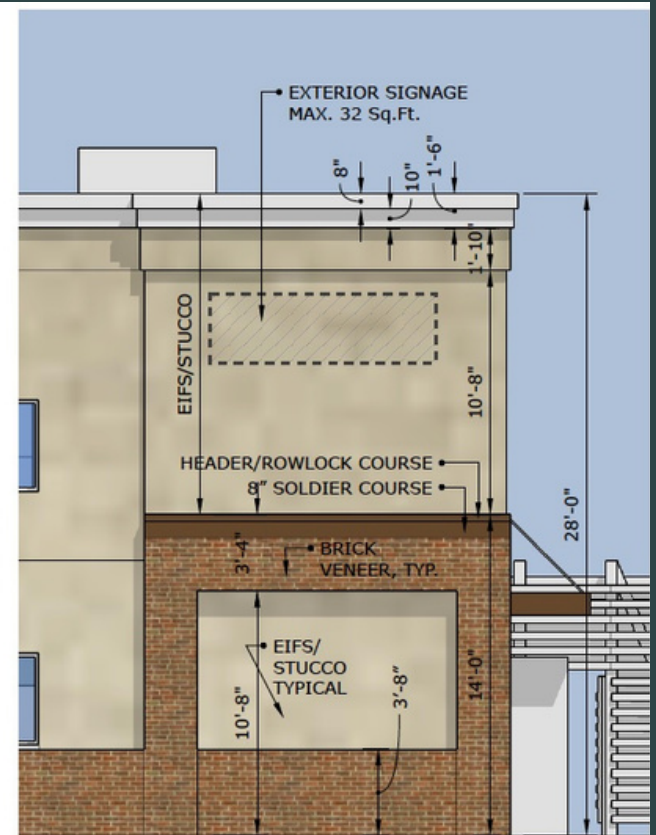
Building Model



PERSPECTIVE FROM INTERSECTION - NO HVAC CAN BE SEEN



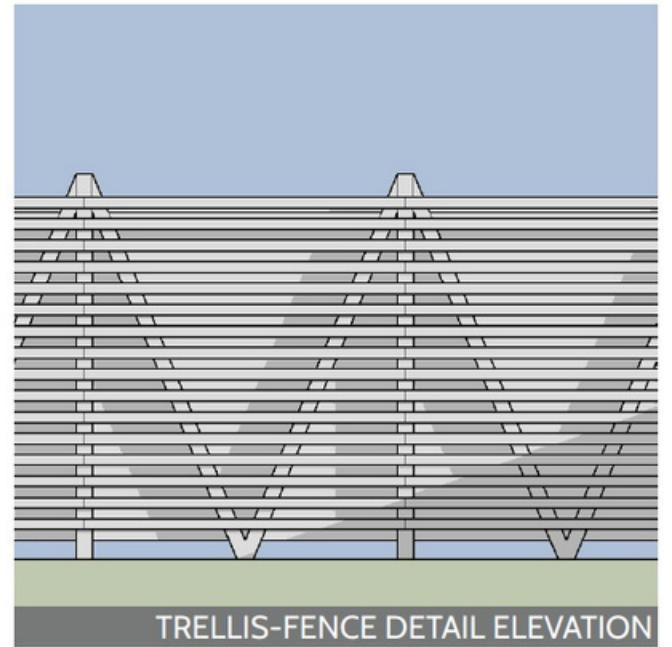
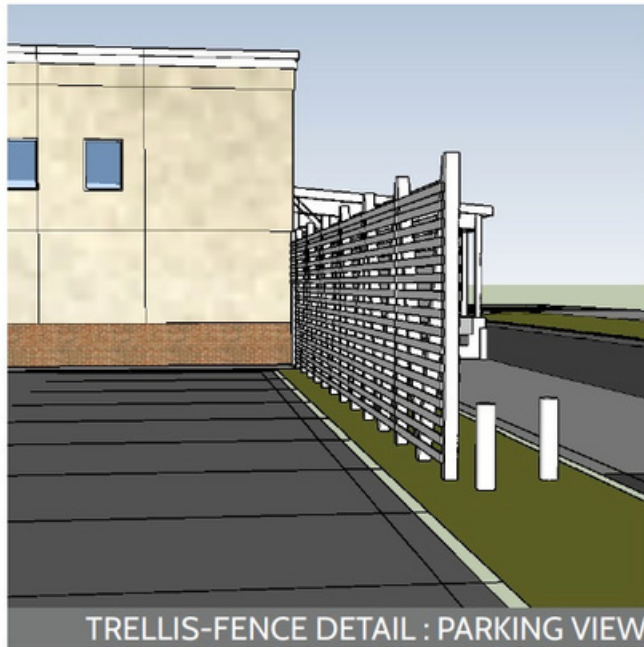
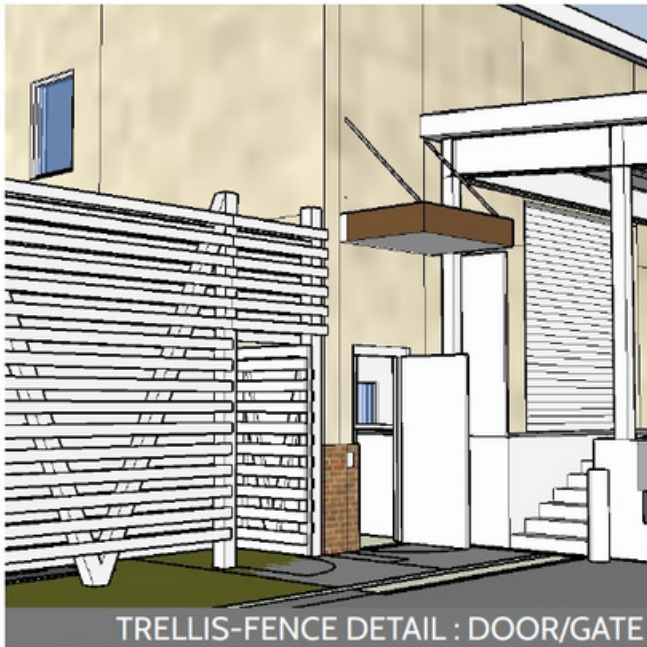
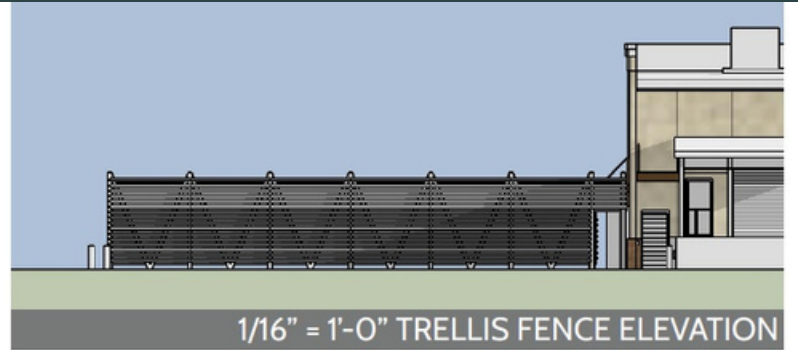
PERSPECTIVE FROM STUMPTOWN RD ENTRY - NO HVAC CAN BE SEEN



TYP. MATERIAL & DETAILING ON EXTERIOR



Views of Building



Charlotte Water Field
Operations, Zone 1



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— VENTURES —

FOR MORE INFORMATION

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