



For Sale or For Lease

# Huntersville 77 Logistics Center

12021 Mt. Holly-Huntersville Rd, Huntersville, NC

± 56,160 SF - 197,206 SF Spec Building



Colliers

# Project Overview

Address	12021 Mt. Holly-Huntersville Rd, Huntersville NC
County	Mecklenburg
Site Acreage	15.077 AC
Zoning	CB (Corporate Business District)
Square Footage	± 56,160 SF - 197,206 SF
Building Dimensions	260'-0" x 756'-0"
Office SF	± 2,876 SF
Bay Sizes	Typical Bay: 54'-0" x 50'-0" Loading Bay: 60'-0" x 50'-0"
Clear Height	36'
Auto Parking	186
Truck Court	Total Depth: 140' Concrete Apron: 60' Heavy-Duty Asphalt Truck Court: 70'
Exterior Walls	Load bearing concrete wall panels
Structural Steel	Gray steel columns and joists; primed white roof deck
Slab Thickness	6" concrete slab, 4,000psi, 4" aggregate base
Dock Doors	(42) 9' x 10' manual overhead doors
Drive-In-Doors	(2) 14' x 16' motorized roll up doors
Roof	Mechanically attached 60 mil TPO with R-20 insulation
HVAC	Heat for freeze protection; (2) air changes per hour
Fire Protection	ESFR Sprinkler
Electrical	(2) 2,000 amps, 480/277V service with (1) house service
Lighting	LED High bay fixture
Completion	Q2 2025

In the bustling Huntersville market within the Charlotte MSA, Huntersville 77 Logistics Center is a Class A industrial building. Surrounded by robust transportation infrastructure, including major highways and a nearby international airport, logistical efficiency is assured.

Moreover, the availability of a skilled labor force within the region ensures seamless operations for businesses in the area. With a strategic location and ample resources at hand, this endeavor promises to meet the demands of a thriving industrial market in Huntersville, North Carolina.

**1** Mile to I-77 North & South via Mt. Holly-Huntersville Rd & Hambright Rd

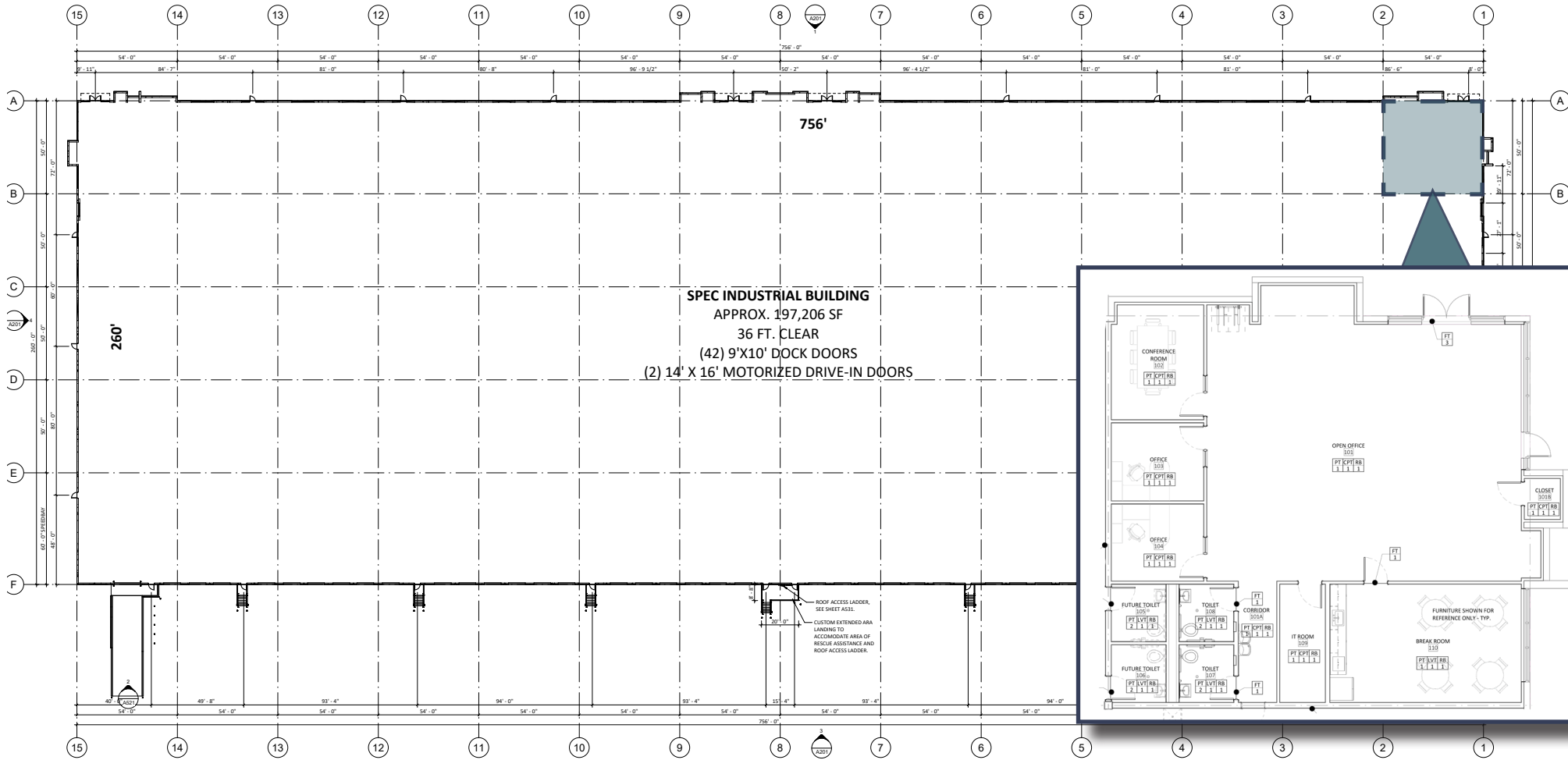
**2.3M** 2023 Charlotte Metro Population

**23** Industrial Companies make up 23 of 32 Top Employers in Huntersville

Construction Update - March 2025



# Project Site Plan



± 197,206

Proposed Total Square Footage

±15.07

Total Acres

36'

Clear Height

42

9' x 10' Dock Doors

2

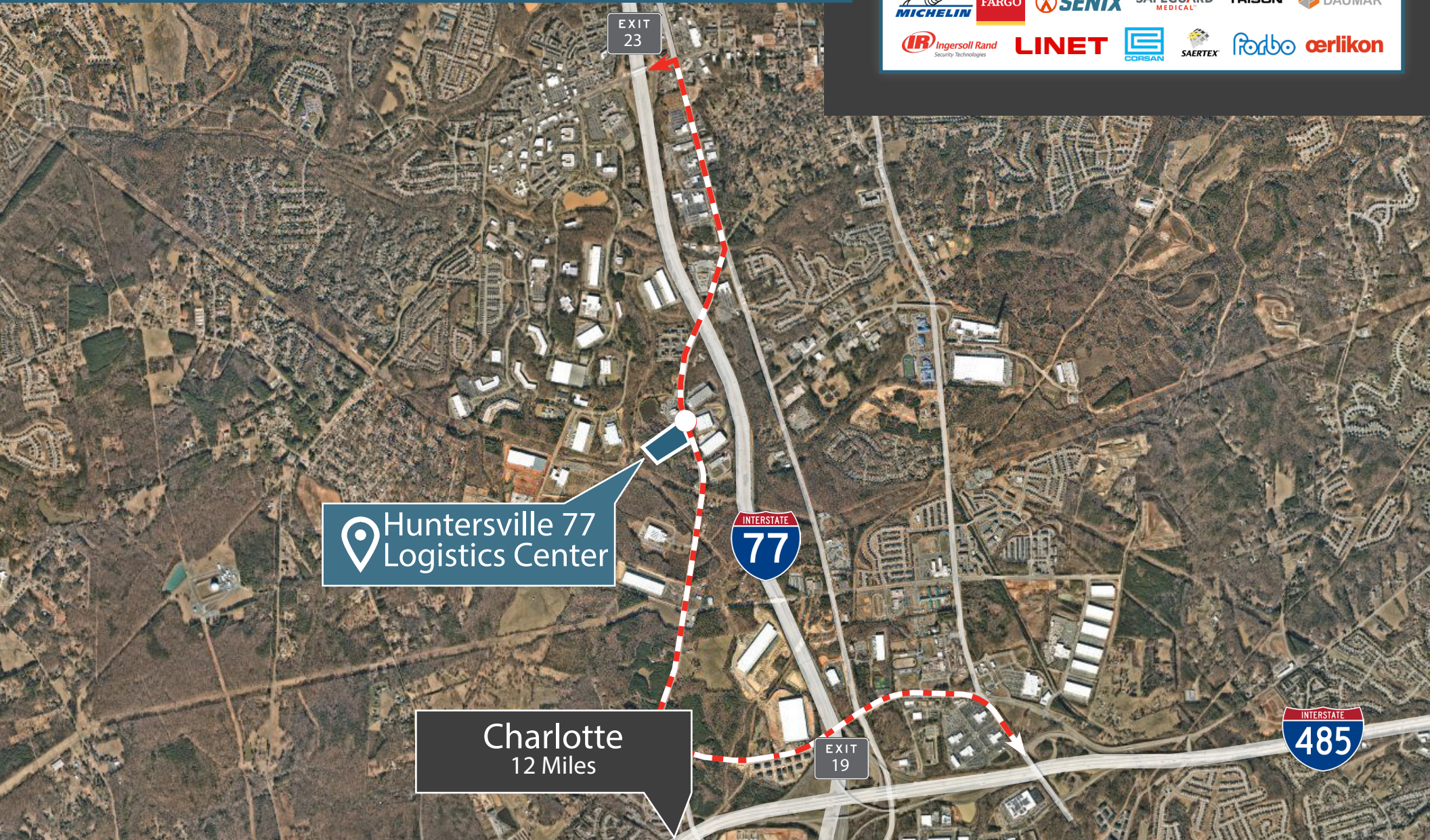
14' x 16' Motorized DID

Q2 2025

Est. Construction Completion

# Location Aerial

## Nearby Tenants



Huntersville 77 Logistics Center

Charlotte  
12 Miles

# Strategic East Coast Location

- Direct access to I-77, the premier interstate corridor of the southeast that drives economic development for manufacturing and distribution.
- Situated halfway between New York & Miami in the heart of the East Coast region.
- Positioned within 20 minutes from Charlotte Center City & Charlotte Douglas International Airport and less than 1.5 hours of Inland Port Greer.
- Access to the Charlotte MSA labor market which is regarded for its advanced manufacturing labor pool.
- With over 100 people moving to Charlotte each day it is home to a population of approximately 2.3 million people.
- Within one day's driving distance to over 44% of the US population.



**20**  
minutes  
Charlotte  
Center City

**22**  
minutes  
CLT Int'l  
Airport

**1.5**  
hours  
Inland  
Port Greer

**4**  
hours  
Atlanta

**3.5**  
hours  
Charleston

**1.25**  
hours  
Greensboro



## Contacts

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