

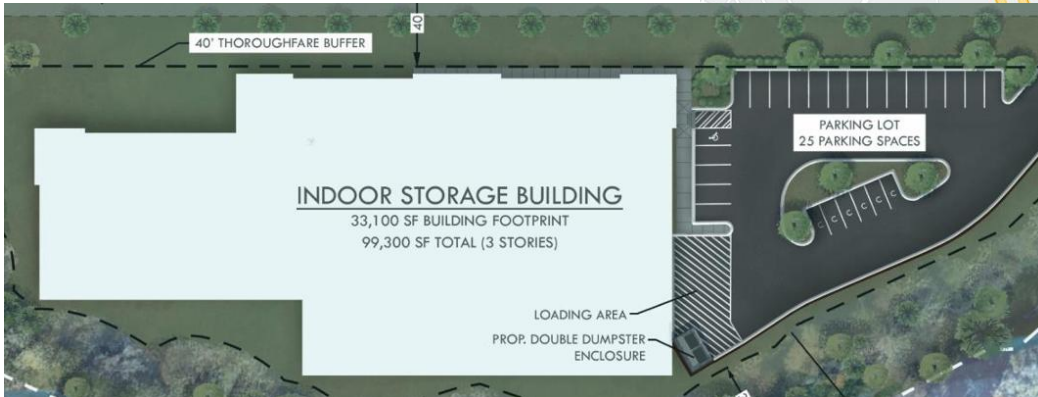
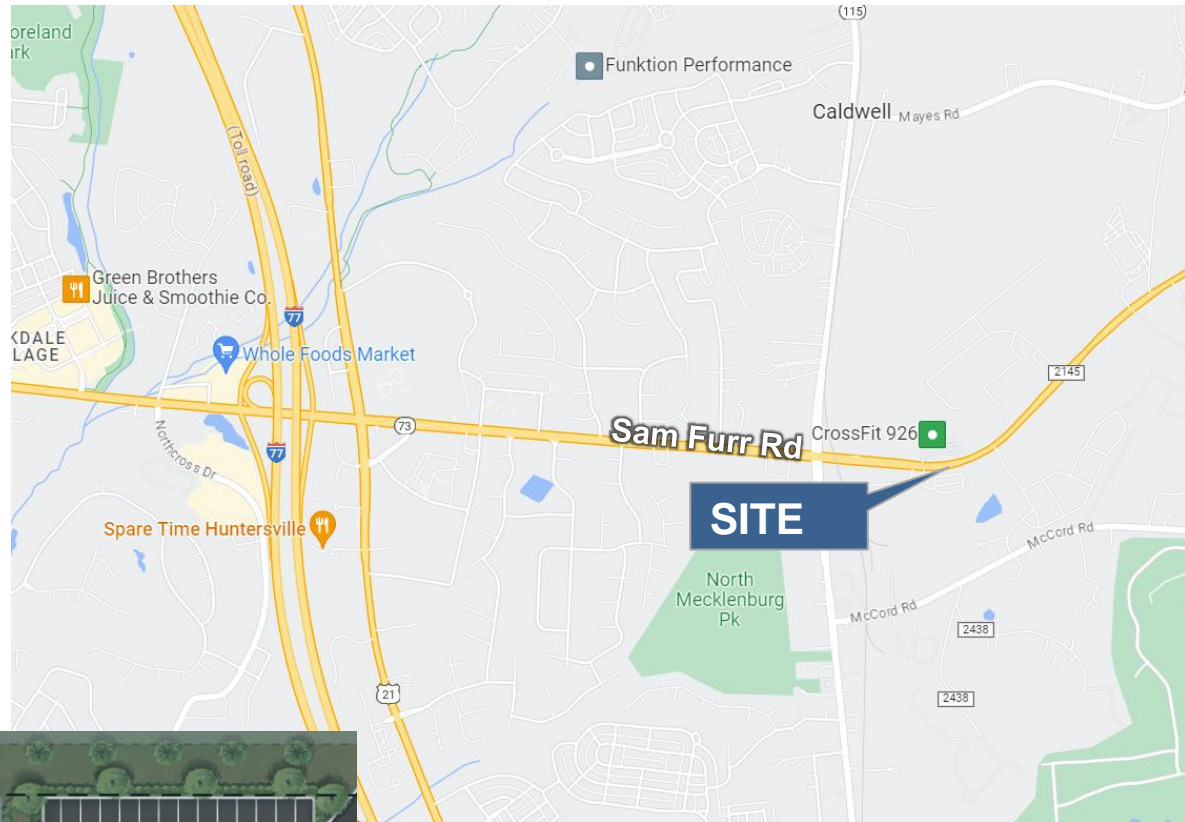
Commercial Storage Site for Sale

Northbrook on Sam Furr Road Huntersville, NC 28078 Lot C

Lot size: 3.64 acres

- Zoning: CB Huntersville
- Utilities: On site
- Parcel: 011-221-15
- Approved indoor storage building:
- **33,100 SF building footprint**
- **99,300 SF total (3 stories)**
- NC DOT AADT Traffic Count: 23,500

PRICE: \$2,000,000



CONTACT

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.

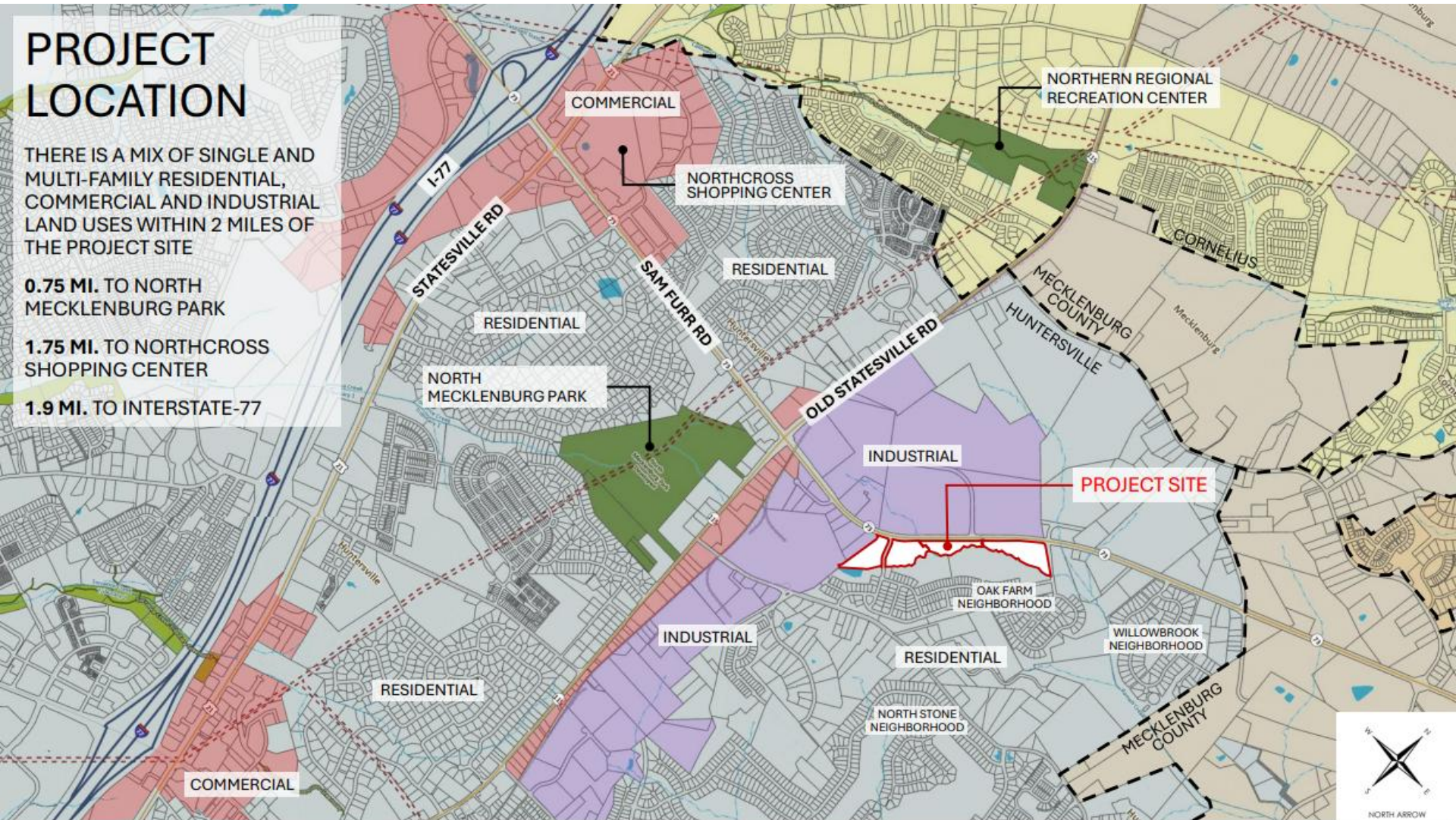
PROJECT LOCATION

THERE IS A MIX OF SINGLE AND MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LAND USES WITHIN 2 MILES OF THE PROJECT SITE

0.75 MI. TO NORTH MECKLENBURG PARK

1.75 MI. TO NORTHCROSS SHOPPING CENTER

1.9 MI. TO INTERSTATE-77



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NORTHBROOK INDOOR STORAGE BUILDING - HUNTERSVILLE, NC



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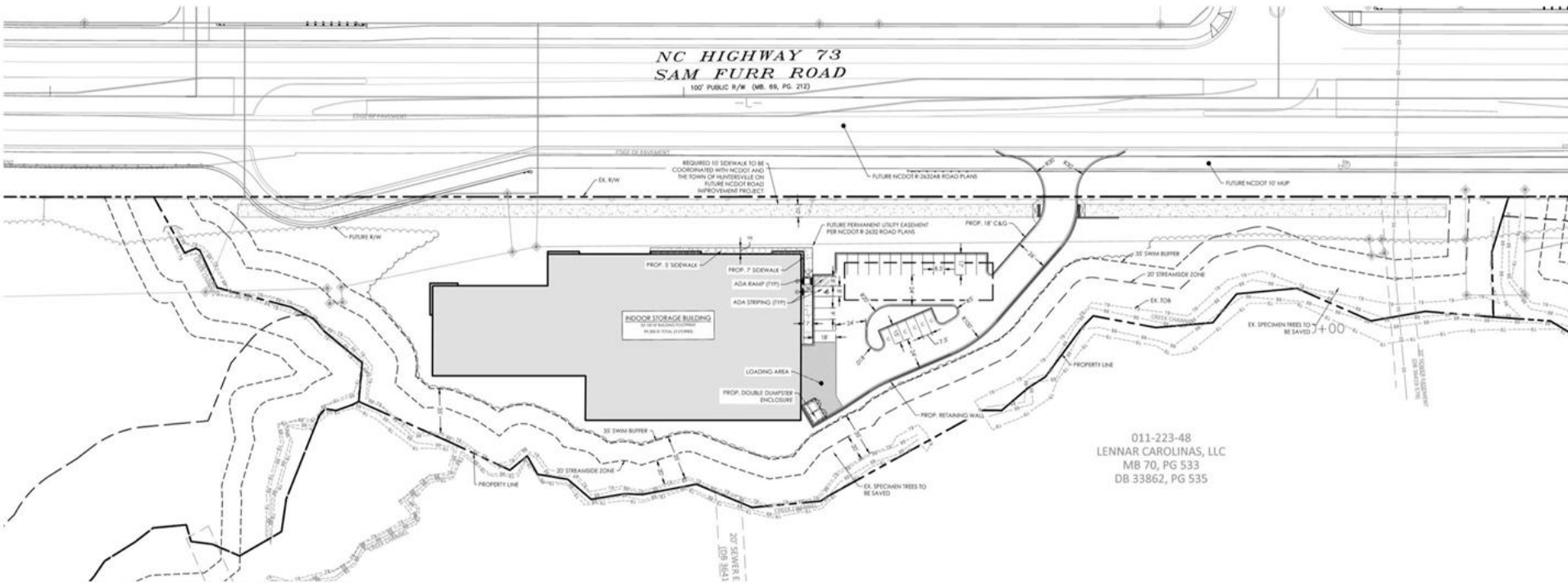
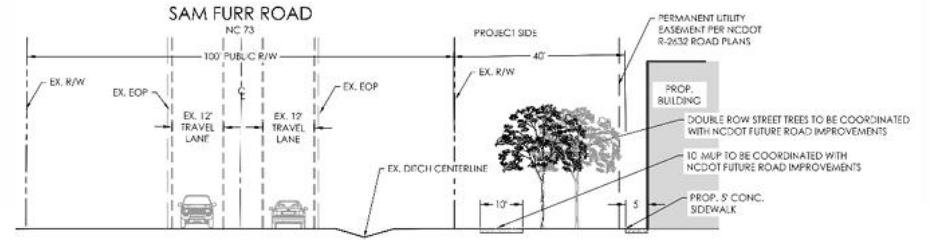
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NORTHBROOK STORAGE INDOOR STORAGE
SITE PLAN



011-223-48
LENNAR CAROLINAS, LLC
MB 70, PG 533
DB 33862, PG 535

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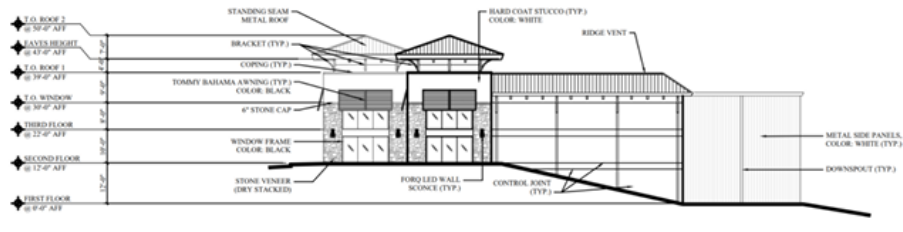
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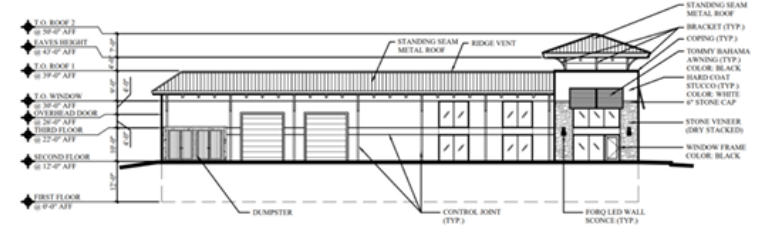
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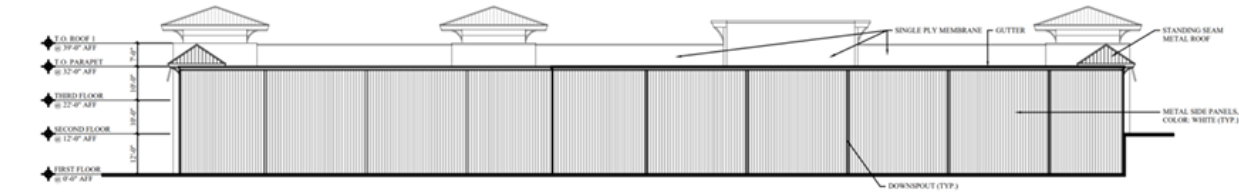




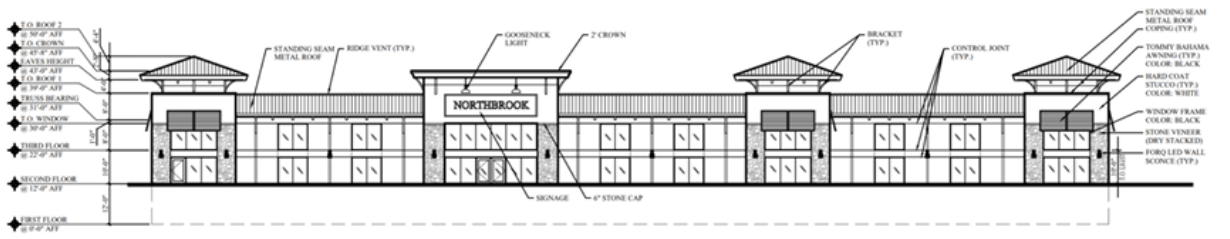
4 SOUTH ELEVATION (RIGHT SIDE)
1/32" = 1' - 0"



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"

NORTHBROOK
INDOOR
STORAGE
BUILDING
HUNTSVILLE, NC
23 - 037

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



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.

04/30/24

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