

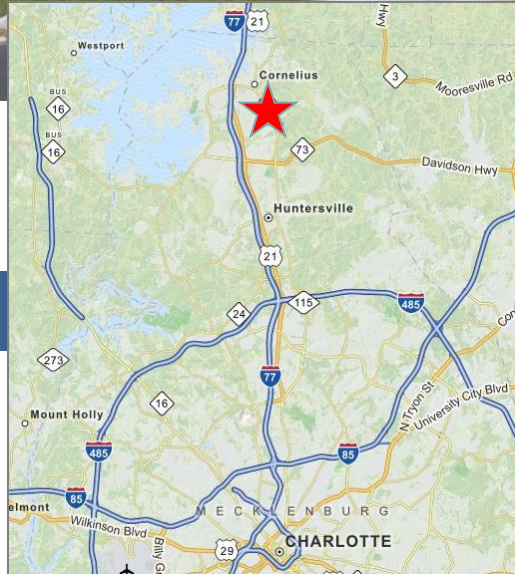
# Office/Warehouse Space for LEASE

## 11020 Bailey Road Unit G & H Cornelius NC 28031

*Located in the North 77 Business Park, this end unit offers quick access to I-77 and I-85 via Hwy 73.*

- Fully air conditioned
- Zoning: Industrial Campus
- Ceiling height: 15'
- Two dock doors
- 5,700 +/- total sf
  - 2850 +/- sf office
  - 2850 +/- sf warehouse

**PRICE: \$13.00/SF/NNN**



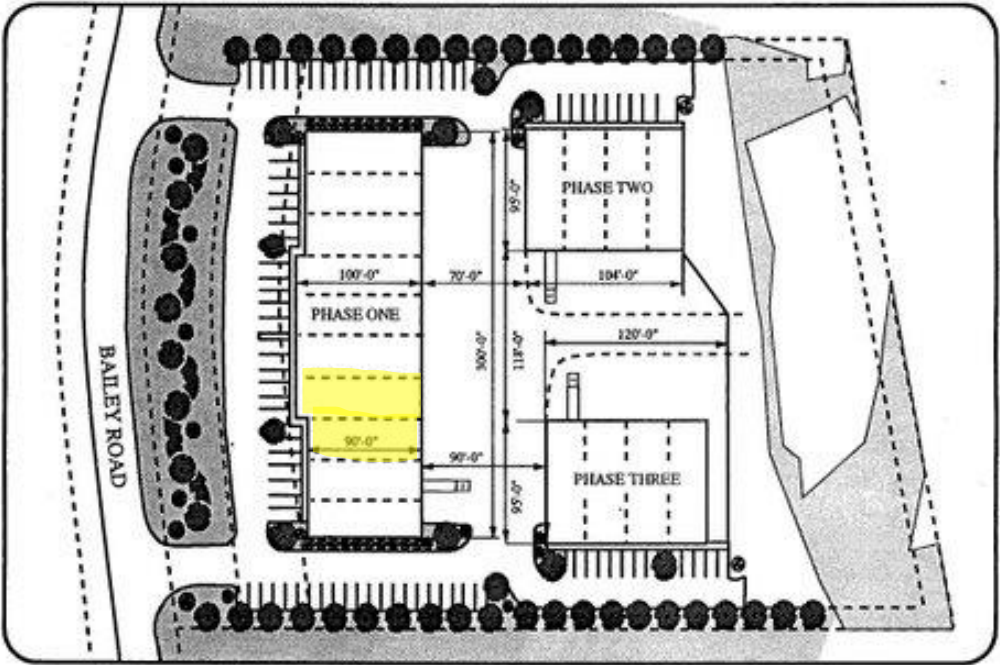
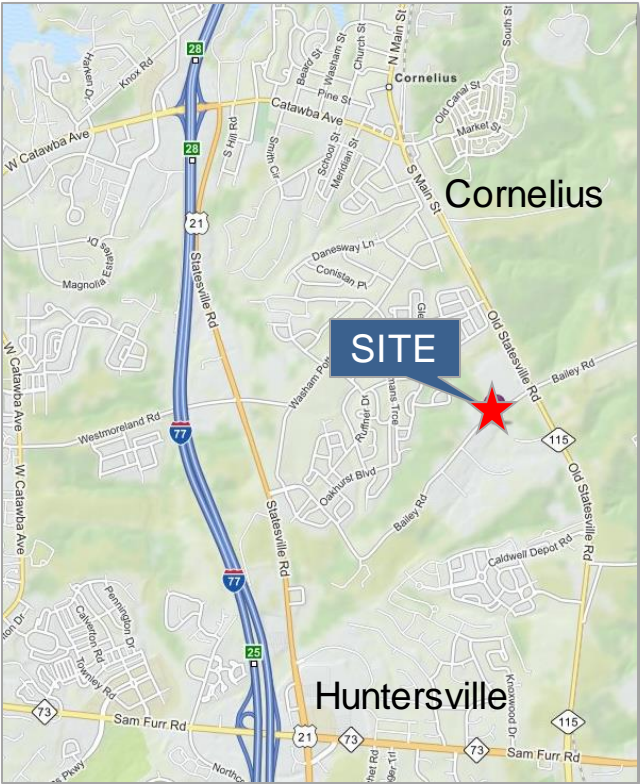
**Steve Knox**

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19725 Oak Street, Suite 8  
Cornelius, NC 28031

# 11020-G & H Bailey Road, Cornelius NC 28031

Conveniently located:

Historic Cornelius town center	1.7 miles
Cornelius I-77 exit 28	2.3 miles
Davidson town center	3.0 miles
Huntersville I-77 exit 25	3.0 miles
Outer belt I-485	8.1 miles
Interstate 85 exit 55	12.3 miles
Charlotte center city	18.6 miles



Unit J is an office/warehouse corner unit.

Located in the North 77 Business Park, it provides convenient access to I-77 via Cornelius (exit 28) and Huntersville (exit 25).



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