

Office/Warehouse Space for LEASE

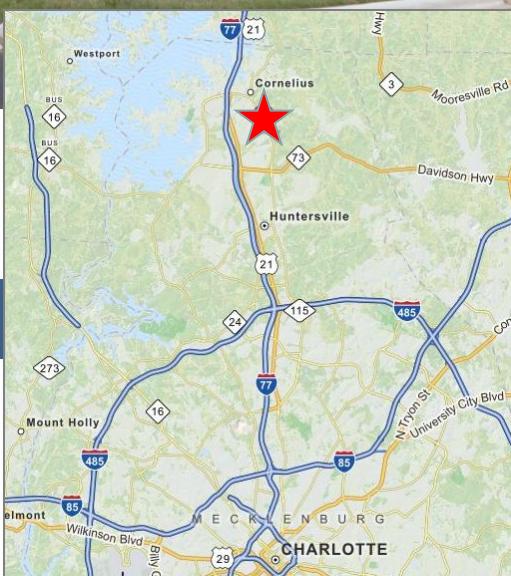
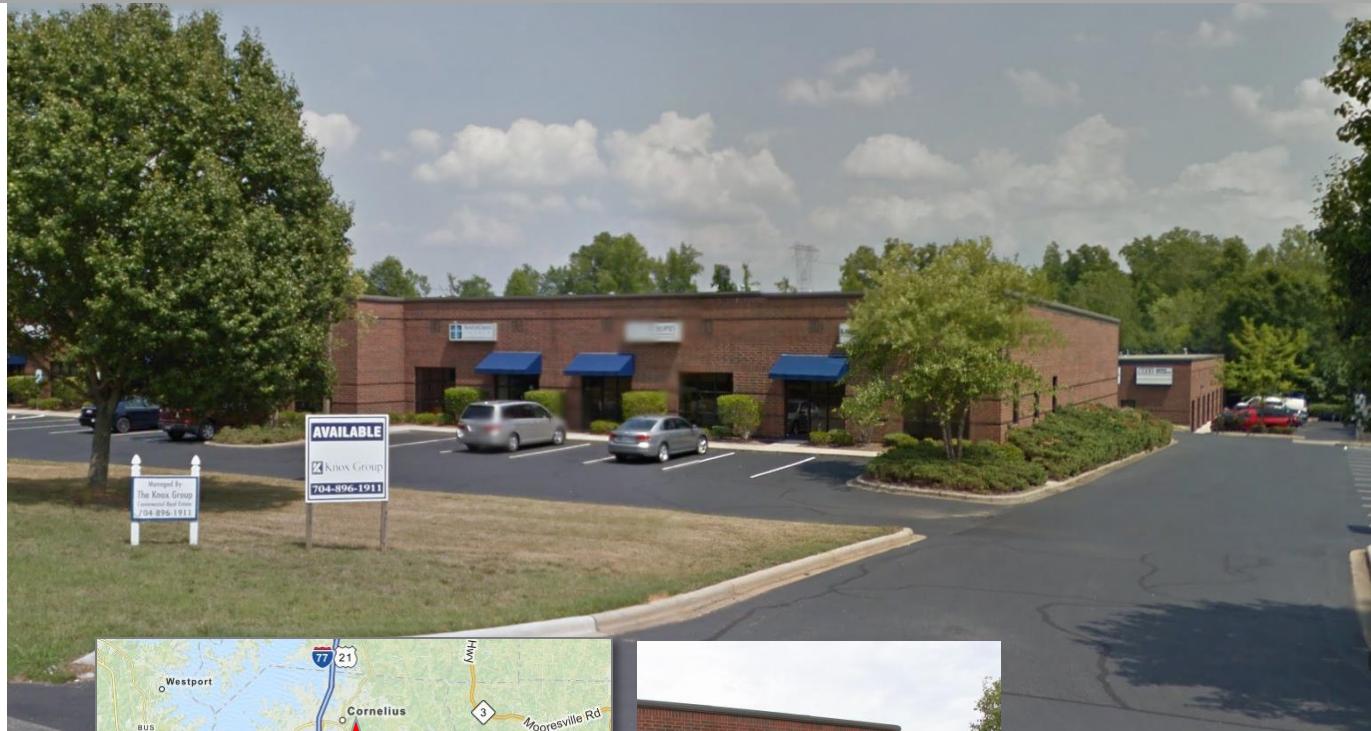
11020 Bailey Road Unit G & H Cornelius NC 28031

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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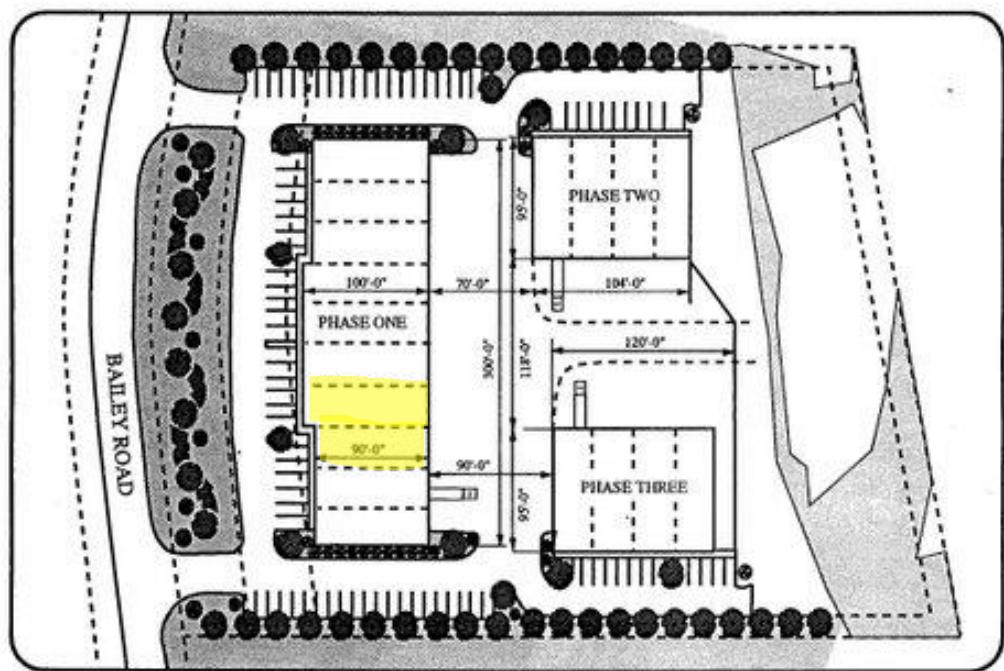
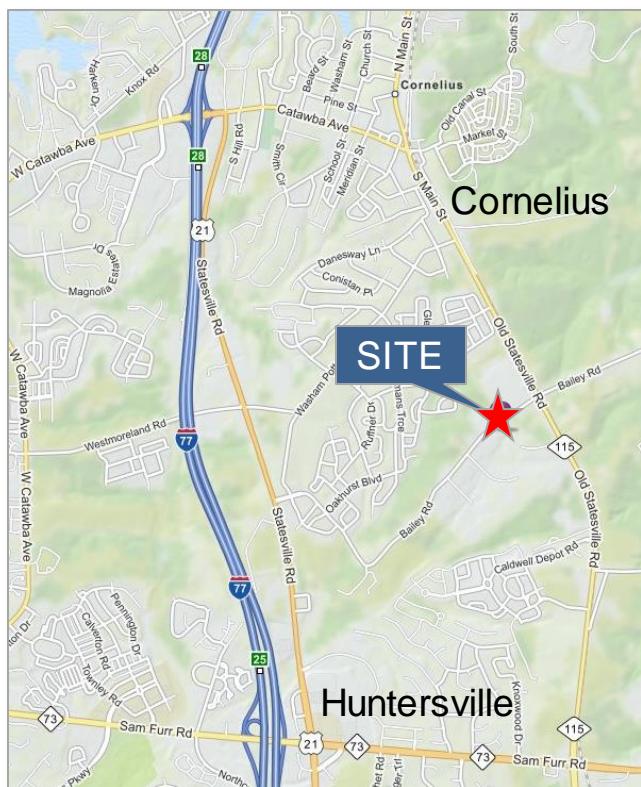
19725 Oak Street, Suite 8

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).

 **The Knox Group**
Commercial Real Estate

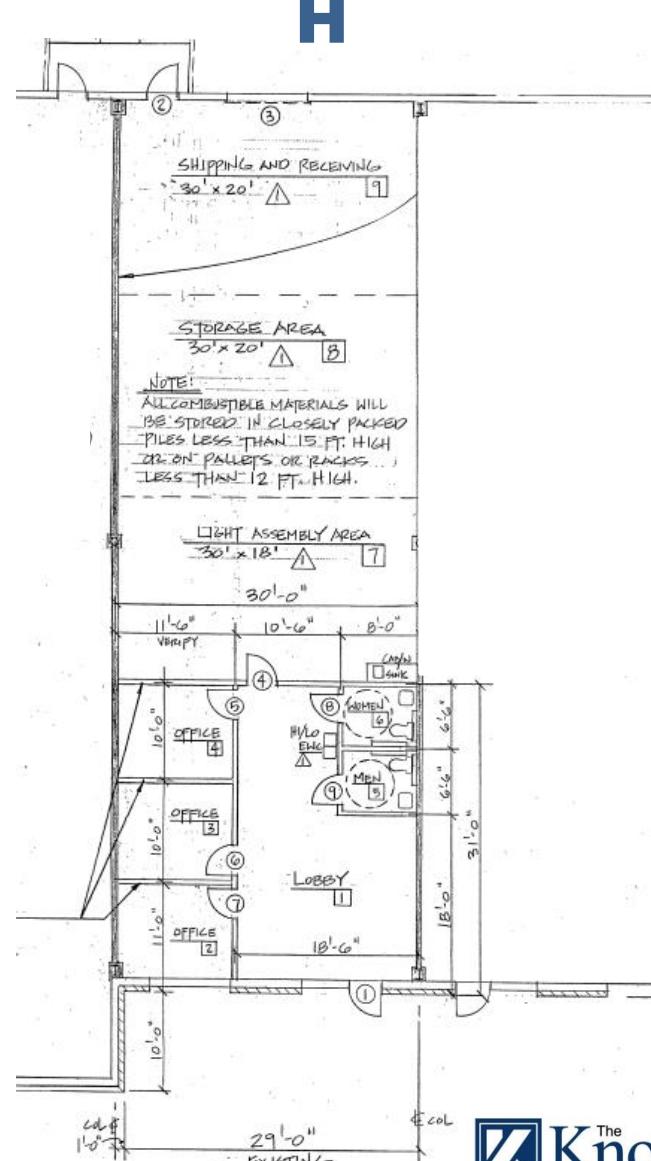
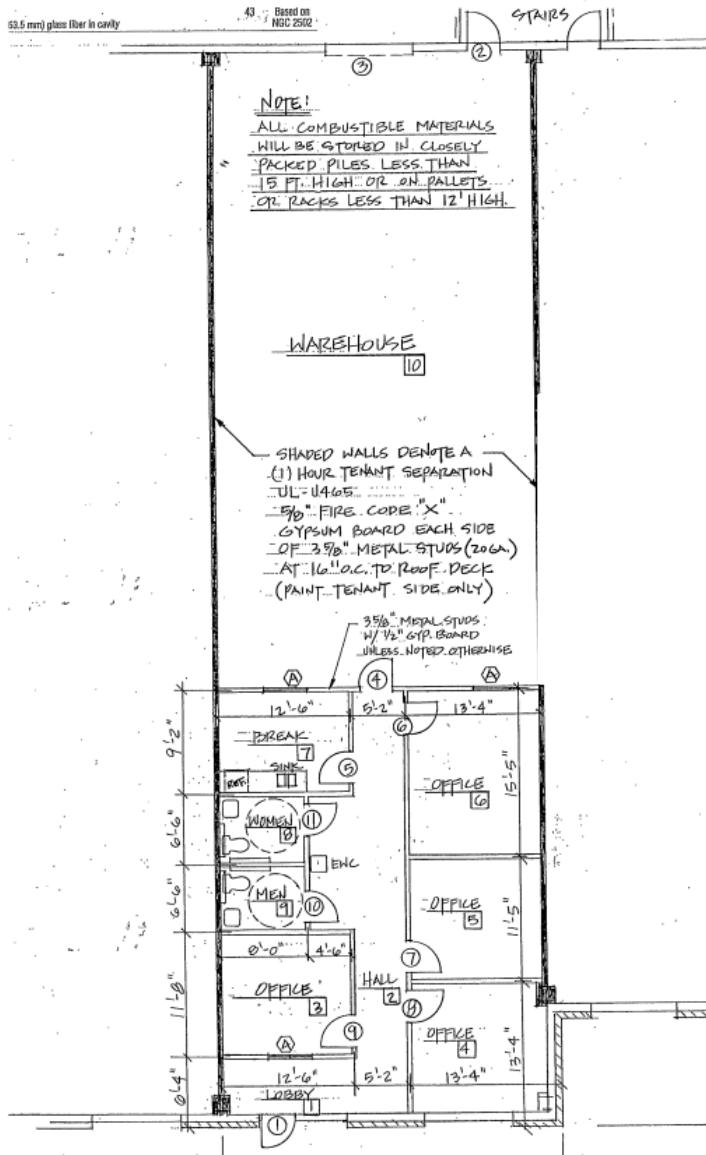
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Floor Plan - 11020-G & H Bailey Road

G

H



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