

For Lease  
1,807 – 1,819 SF Flex Units

Lake Norman  
Commerce Center  
20464 Chartwell Center Dr | Cornelius, NC



Professional Business Park Located  
off Exit 28 on I-77

Clifford Lamson  
Director of Leasing  
(704) 709-9708  
clifford@cpgindustrial.com

- Prime Lake Norman Location
- Well-Maintained Business Park
- Dock-High Loading
- New Tenant Upfits Available

Address / Suite	SF	Base \$ Psf	C.A.M. Charge \$/psf	Monthly Total
20464 Chartwell Center Dr., Suite A	1,819	\$14.00	\$2.64	\$2,522.35
20472 Chartwell Center Dr., Suite L	1,807	\$14.00	\$2.64	\$2,505.71

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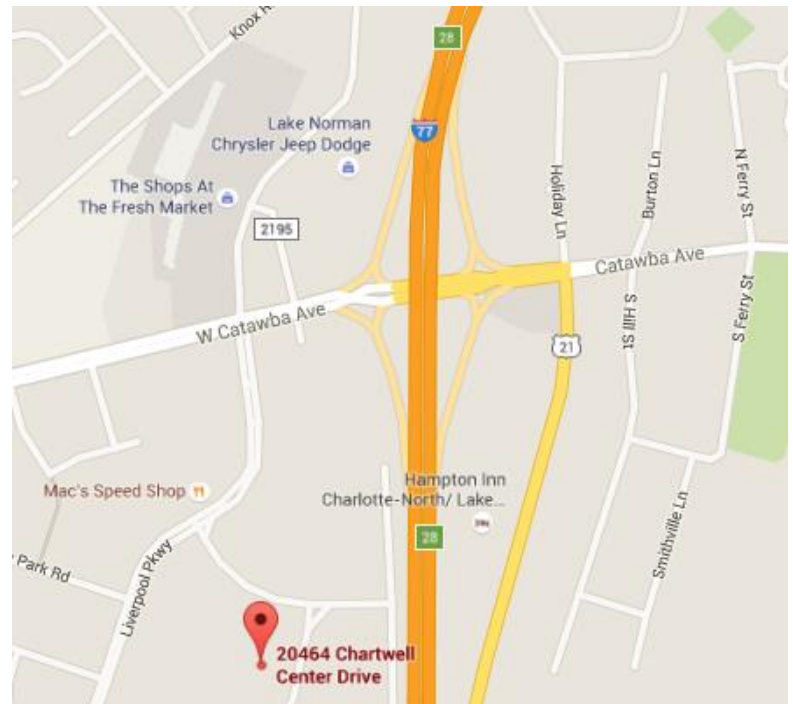
Lake Norman  
Commerce Center  
20464 Chartwell Center Dr | Cornelius, NC



20464-20488 Chartwell Center Drive,  
Cornelius, NC 28031

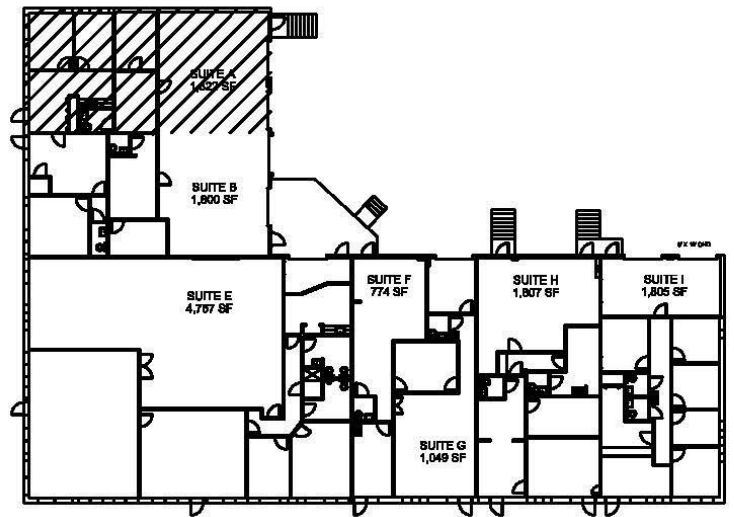
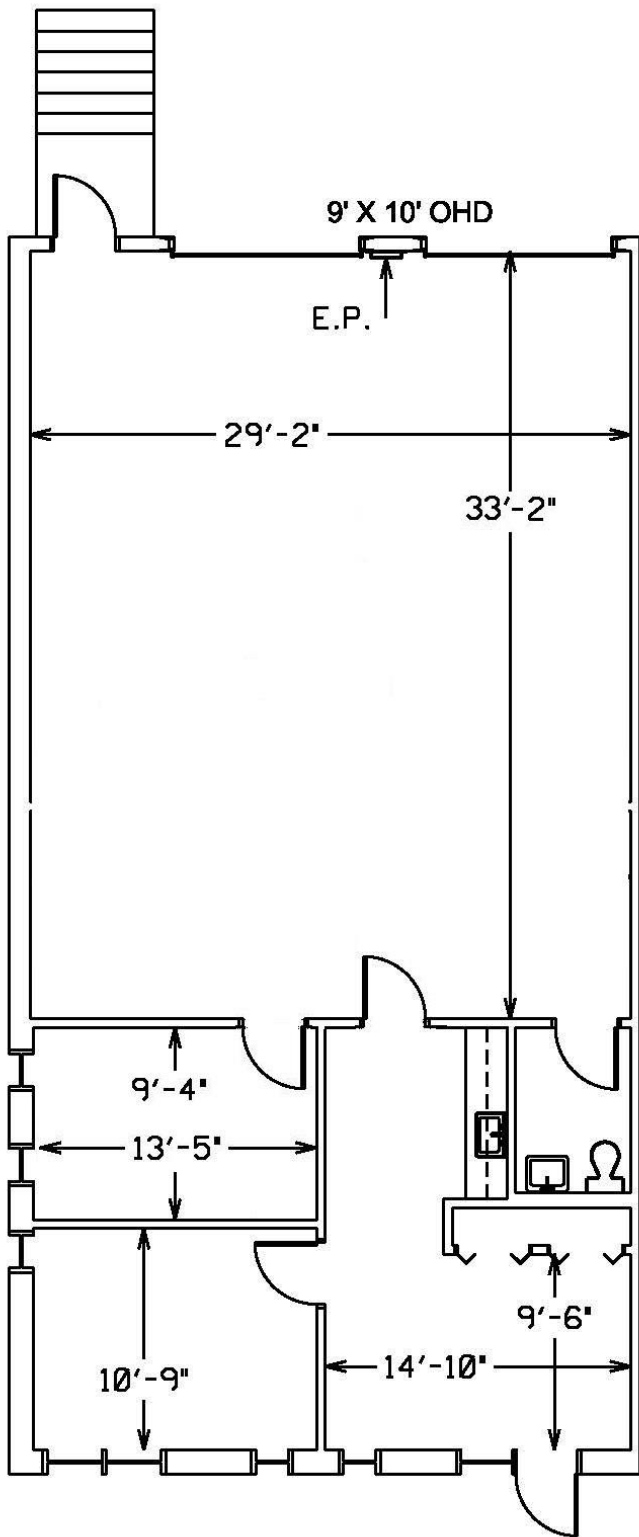
### This Park Offers:

- New Paint and Carpet Available for all New 3-Year Leases
- Easy Access to and from I-77
- 3.3:1000 Parking Ratio
- Dock-High & Grade-Level Roll Up Doors
- Zoned I-2
- FedEx and UPS Drops On-Site
- Across the Street from Post Office
- Over 20 Nearby Restaurants
- 6 Hotels within 1 mile
- Prime Lake Norman Location
- Clean and Well-Maintained Business Environment

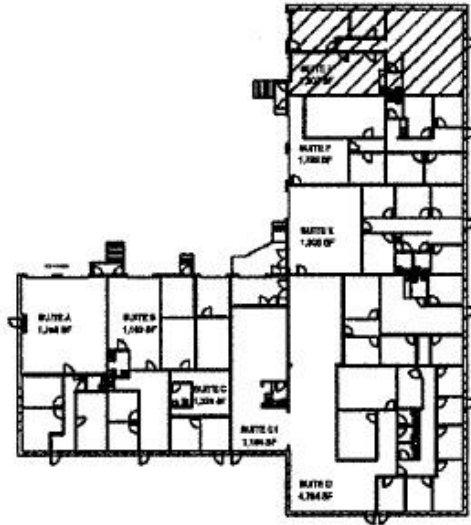
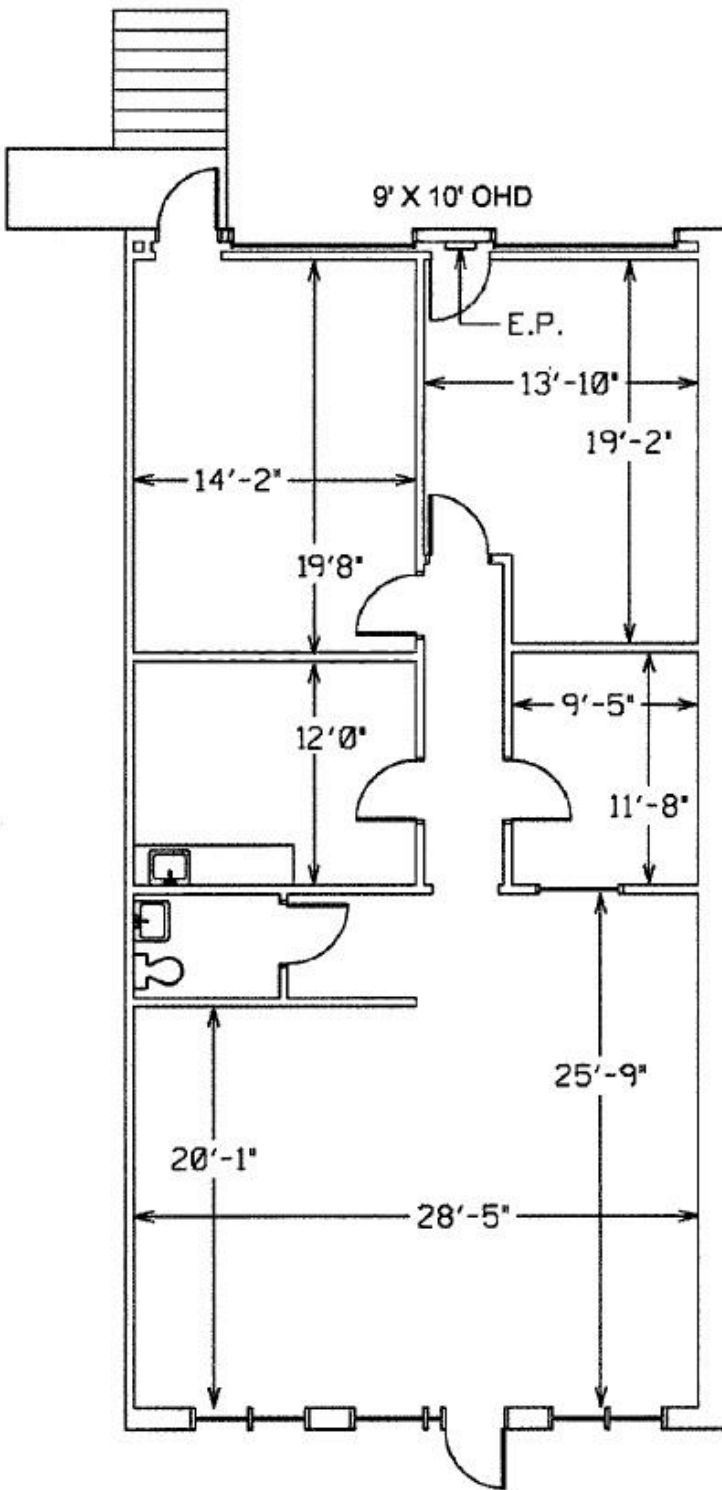


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[www.CPGINDUSTRIAL.com](http://www.CPGINDUSTRIAL.com)



LAKE NORMAN COMMERCE CENTER  
 20464 CHARTWELL CENTER DRIVE SUITE A  
 CORNELIUS NC 28031  
 1,819 TOTAL SF  
 670 SF OFFICE  
 1,149 SF WAREHOUSE



LAKE NORMAN COMMERCE CENTER  
 20472 CHARTWELL CENTER DRIVE SUITE L  
 CORNELIUS NC 28031  
 1,807 TOTAL SF  
 1,807 SF OFFICE  
 0 SF WAREHOUSE