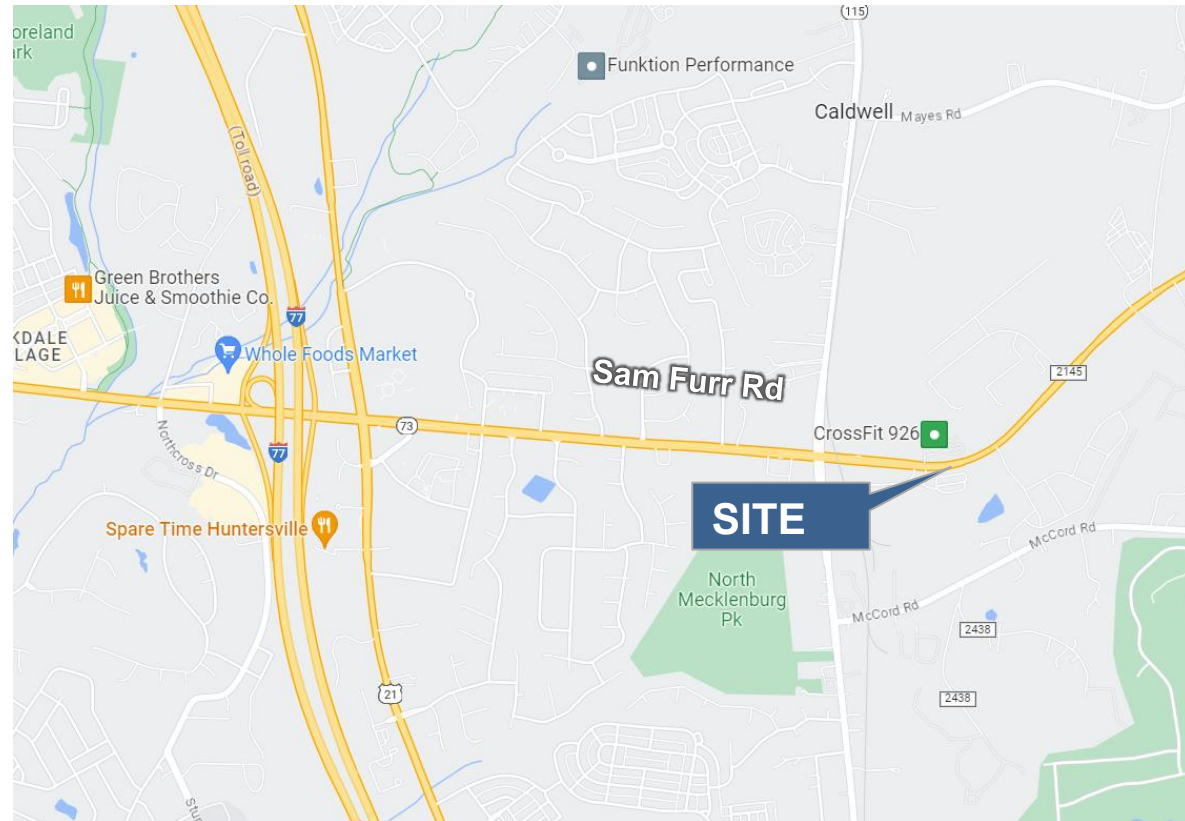


Commercial Flex Sites for Sale

Northbrook on Sam Furr Road Huntersville, NC 28078

Building size: Lot size:

- Zoning: CB Huntersville
- Utilities: on site
- Lot C approved for Storage Facility
- Lot A New Horizon Day Care



	Size	Parcel No.	Price
A	5.24 ac	011-221-17	SOLD
B	5.48 ac	011-221-16	\$2,500,000
C	3.64 ac	011-221-15	\$2,000,000
D	7.54 ac	011-221-14	\$3,000,000

CONTACT

www.knoxgroupinc.com

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.

Gary Knox
cell 704.634.5630
Gary@knoxgroupinc.com

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911



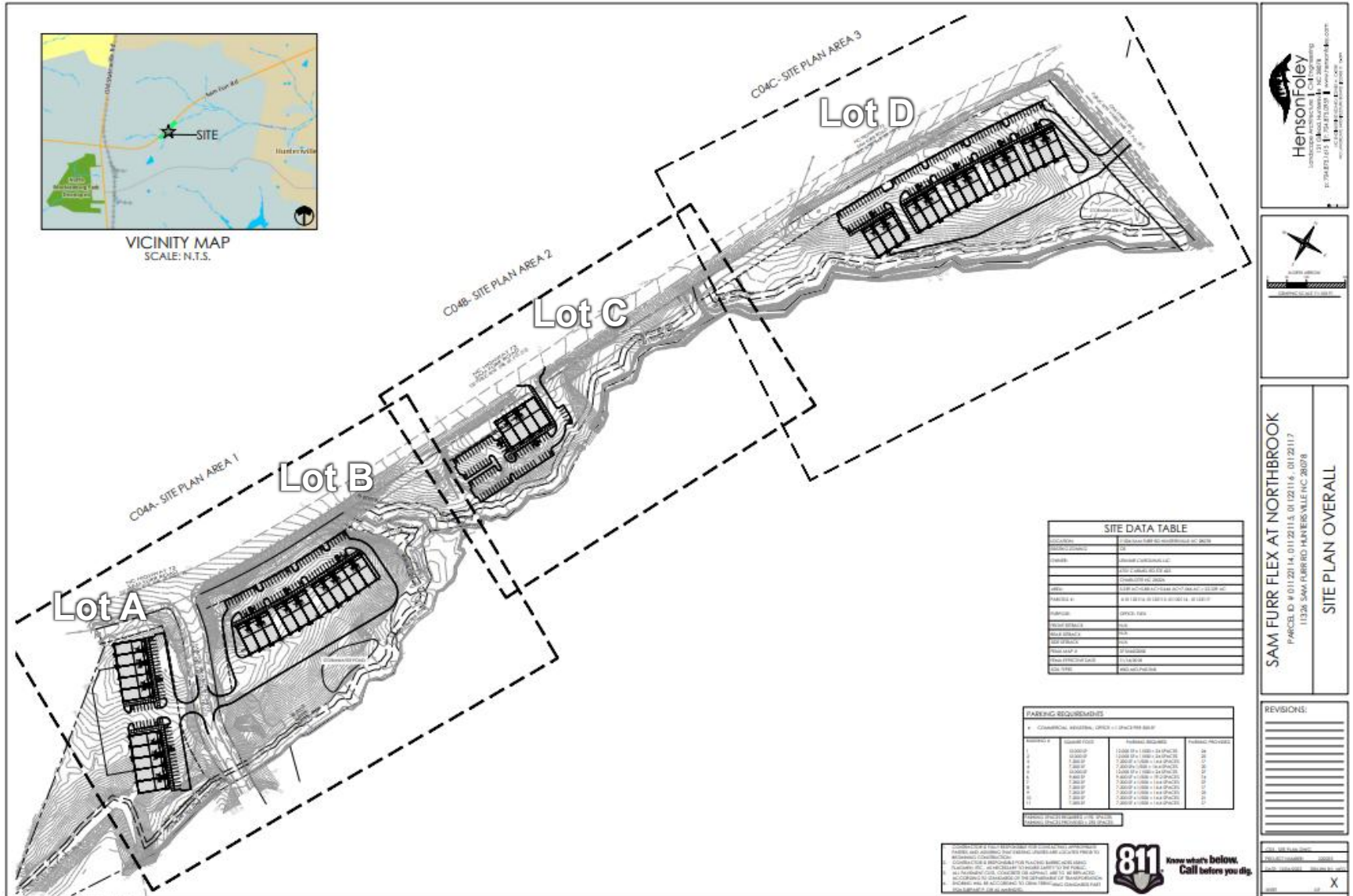
**SITES
FOR SALE**



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.

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911





SITE DATA

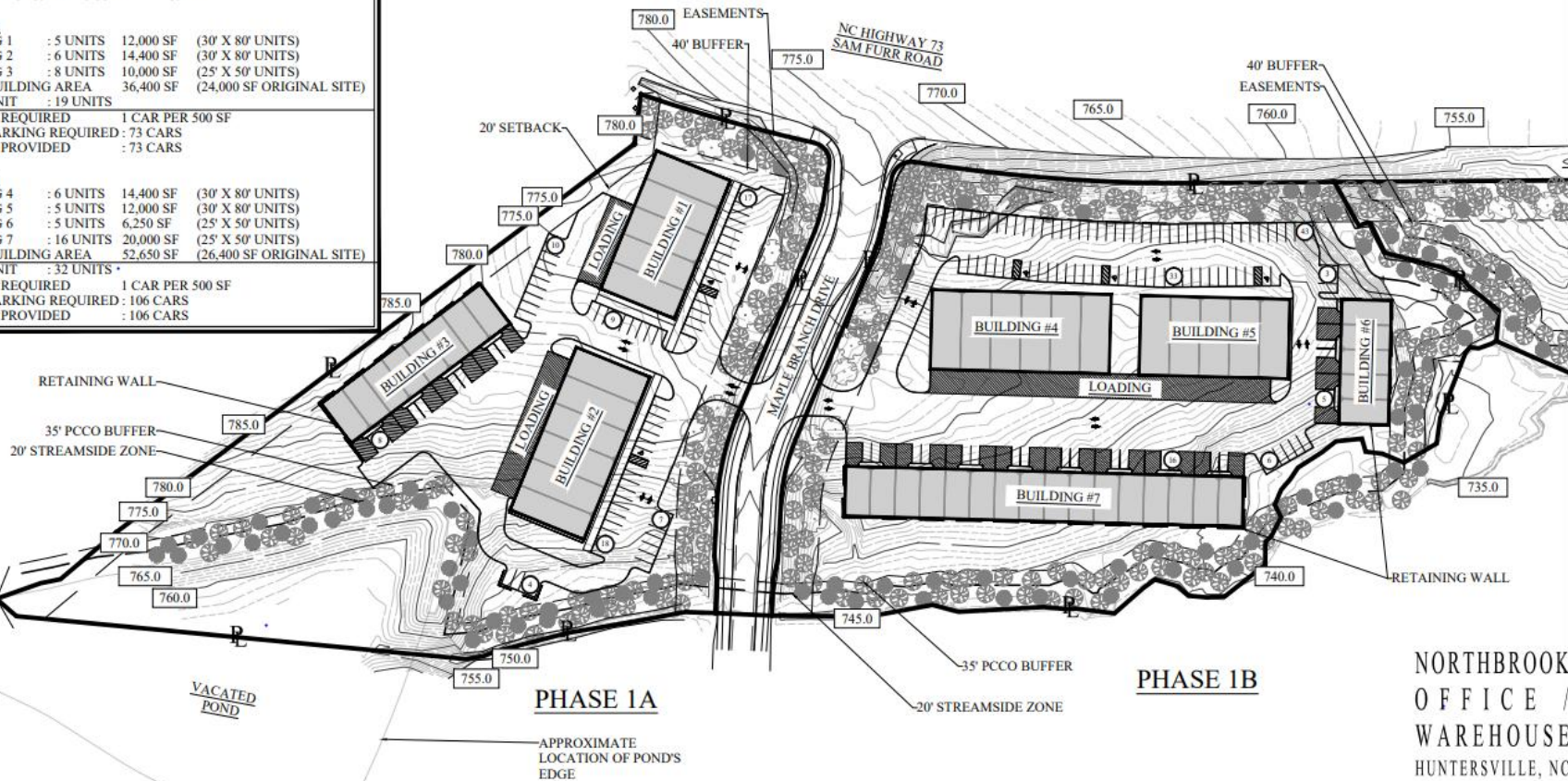
SITE AREA : 5.259 AC + 5.88 AC = 11.139 AC

PHASE 1A
 BUILDING 1 : 5 UNITS 12,000 SF (30' X 80' UNITS)
 BUILDING 2 : 6 UNITS 14,400 SF (30' X 80' UNITS)
 BUILDING 3 : 8 UNITS 10,000 SF (25' X 50' UNITS)
 TOTAL BUILDING AREA 36,400 SF (24,000 SF ORIGINAL SITE)
 TOTAL UNIT : 19 UNITS

PARKING REQUIRED 1 CAR PER 500 SF
 TOTAL PARKING REQUIRED : 73 CARS
 PARKING PROVIDED : 73 CARS

PHASE 1B
 BUILDING 4 : 6 UNITS 14,400 SF (30' X 80' UNITS)
 BUILDING 5 : 5 UNITS 12,000 SF (30' X 80' UNITS)
 BUILDING 6 : 5 UNITS 6,250 SF (25' X 50' UNITS)
 BUILDING 7 : 16 UNITS 20,000 SF (25' X 50' UNITS)
 TOTAL BUILDING AREA 52,650 SF (26,400 SF ORIGINAL SITE)
 TOTAL UNIT : 32 UNITS

PARKING REQUIRED 1 CAR PER 500 SF
 TOTAL PARKING REQUIRED : 106 CARS
 PARKING PROVIDED : 106 CARS



CONCEPTUAL SITE PLAN (PHASE 1A AND 1B)

1" = 100'-0"

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.

10/27/23

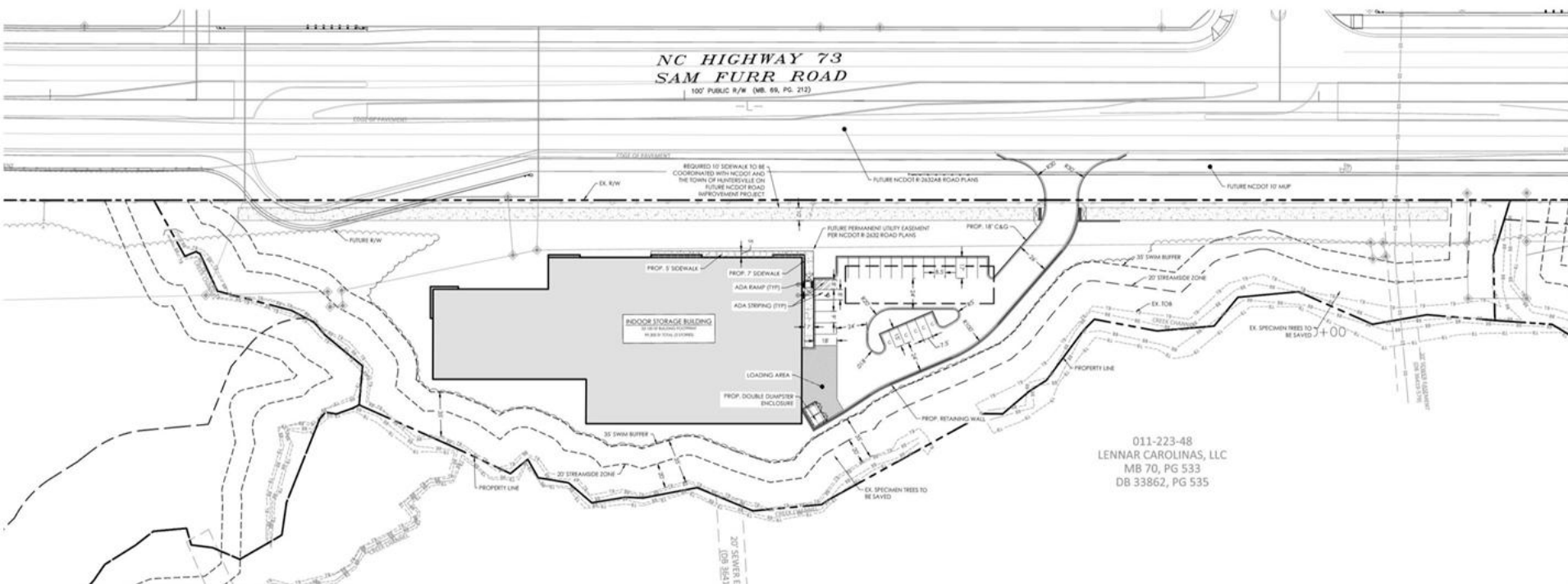
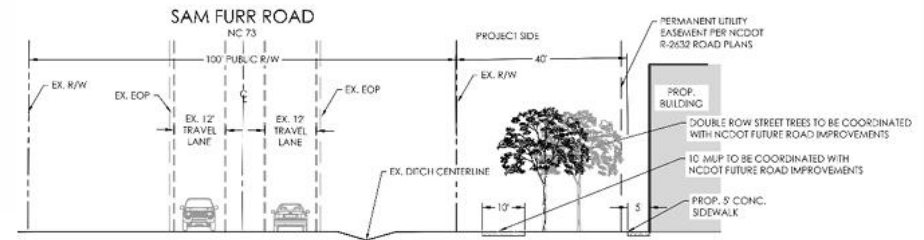
NORTHBROOK
 OFFICE /
 WAREHOUSE
 HUNTERSVILLE, NC
 22 - 035



19725 Oak Street, Suite 8
 Cornelius, NC 28031
 704.896.1911



NORTHBROOK STORAGE INDOOR STORAGE SITE PLAN

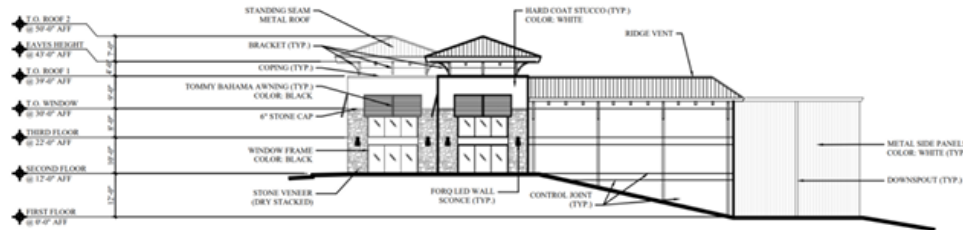




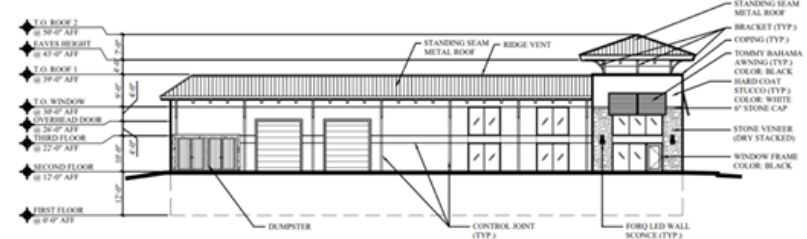
All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

19725 Oak Street, Suite 8
 Cornelius, NC 28031
 704.896.1911

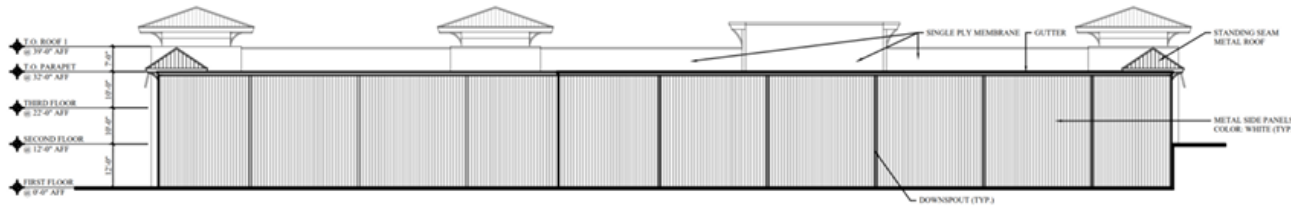




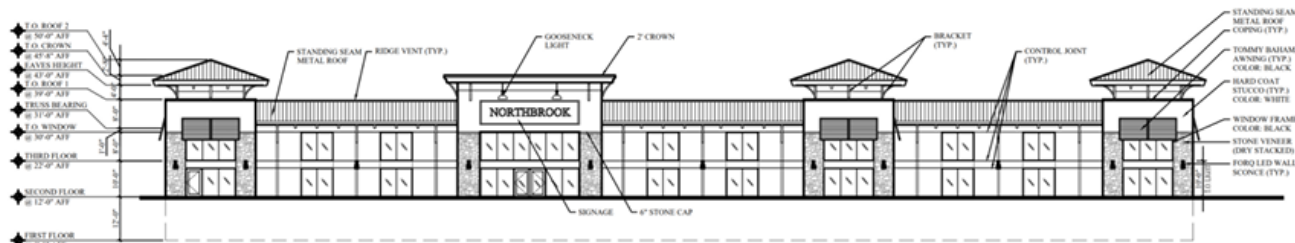
4 SOUTH ELEVATION (RIGHT SIDE)
1/32" = 1' - 0"



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"

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

NORTHBROOK
INDOOR
STORAGE
BUILDING
HUNTERVILLE, NC
23 - 037



04/30/24

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.

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.



NORTHBROOK INDOOR STORAGE BUILDING - HUNTERSVILLE, NC



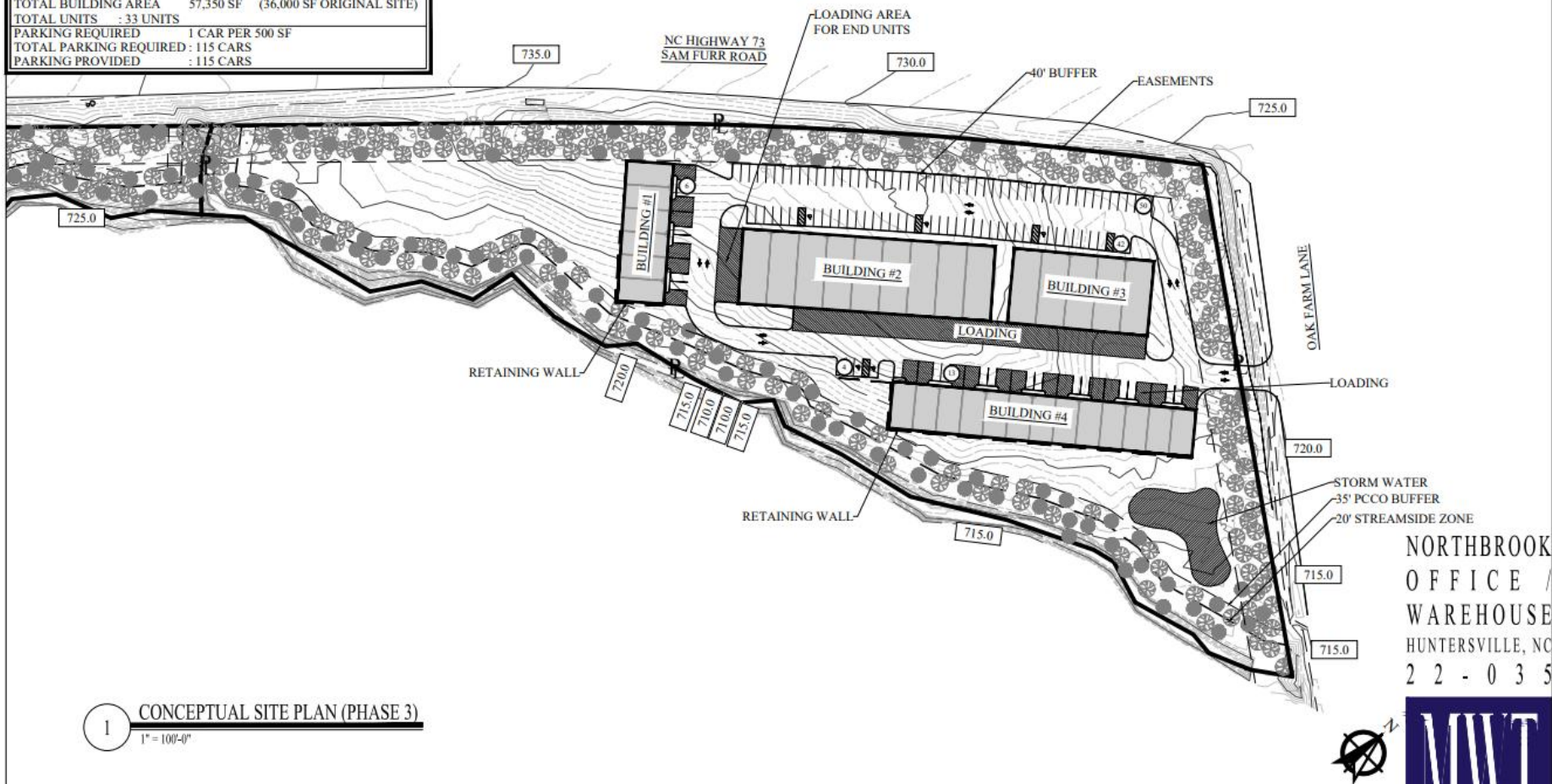
19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911



SITE DATA

SITE AREA : 7.546 AC

BUILDING 1	: 6 UNITS	7,500 SF	(25' X 50' UNITS)
BUILDING 2	: 9 UNITS	21,600 SF	(30' X 80' UNITS)
BUILDING 3	: 5 UNITS	12,000 SF	(30' X 80' UNITS)
BUILDING 4	: 13 UNITS	16,250 SF	(25' X 50' UNITS)
TOTAL BUILDING AREA		57,350 SF	(36,000 SF ORIGINAL SITE)
TOTAL UNITS	: 33 UNITS		
PARKING REQUIRED	1 CAR PER 500 SF		
TOTAL PARKING REQUIRED	: 115 CARS		
PARKING PROVIDED	: 115 CARS		



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.