

+/- 8,491 SF OFFICE BUILDING



FOR SALE
NOW AVAILABLE

6509 Hudspeth Rd, Harrisburg, NC 28075

Set on approximately 3 private, wooded acres, served by private well and septic, and just minutes from I-85 and I-485, this beautifully finished single-story office building offers the rare combination of a secluded, park like setting and unbeatable regional connectivity. Located in the heart of one of the Charlotte metro's fastest-growing corridors, the property sits within easy reach of Charlotte Motor Speedway, Concord Mills Mall, PNC Music Pavilion, Great Wolf Lodge, UNC Charlotte, and over 78 dining options, all while keeping Downtown Charlotte just 20 minutes away. For a professional firm seeking a prestigious, private address without sacrificing access, this property is a standout opportunity.

- ✓ ASKING PRICE: **\$2,150,000**
- ✓ +/- 8,491 SF, +/- 3 ACRES
- ✓ UP TO 22 PRIVATE OFFICES
- ✓ UP TO 4 CONFERENCE ROOMS
- ✓ +/- 40 PARKING SPACES
- ✓ 1.2 MILES / 4 MINS TO SPEEDWAY
- ✓ EC HARRISBURG ZONING

**All information needs to be independently verified.*

BUILDING INTERIOR PHOTOS



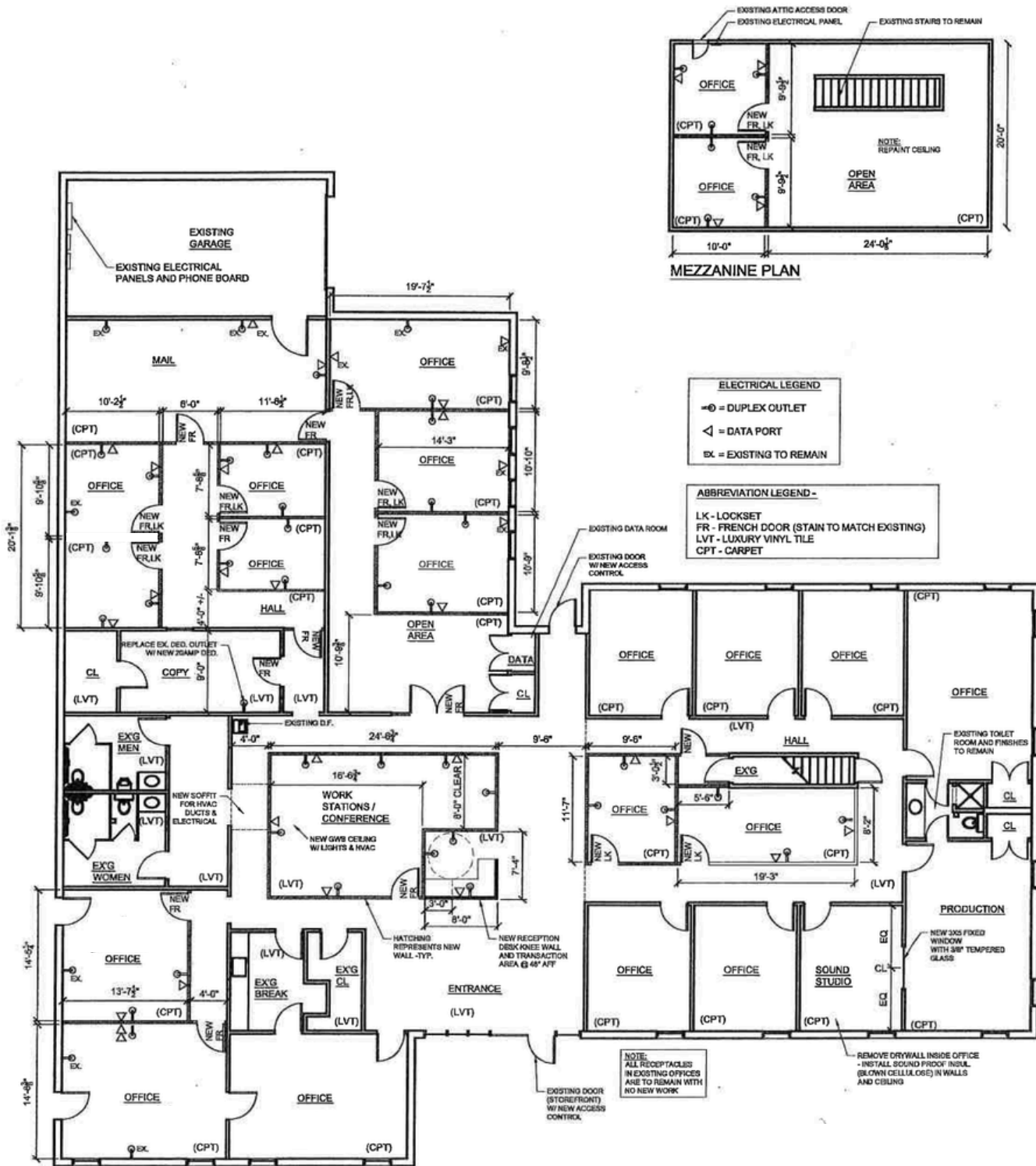
BUILDING INTERIOR PHOTOS



AERIEL PHOTOS



FLOORPLAN AND BUILDING INFO



Building Specs:

Built: 1997 (Reno in 2013)

Type: Masonry Brick

Roof: Shingled / pitched

Ceiling: Drop/finished ceiling

Sub Floor: Slab on Grade

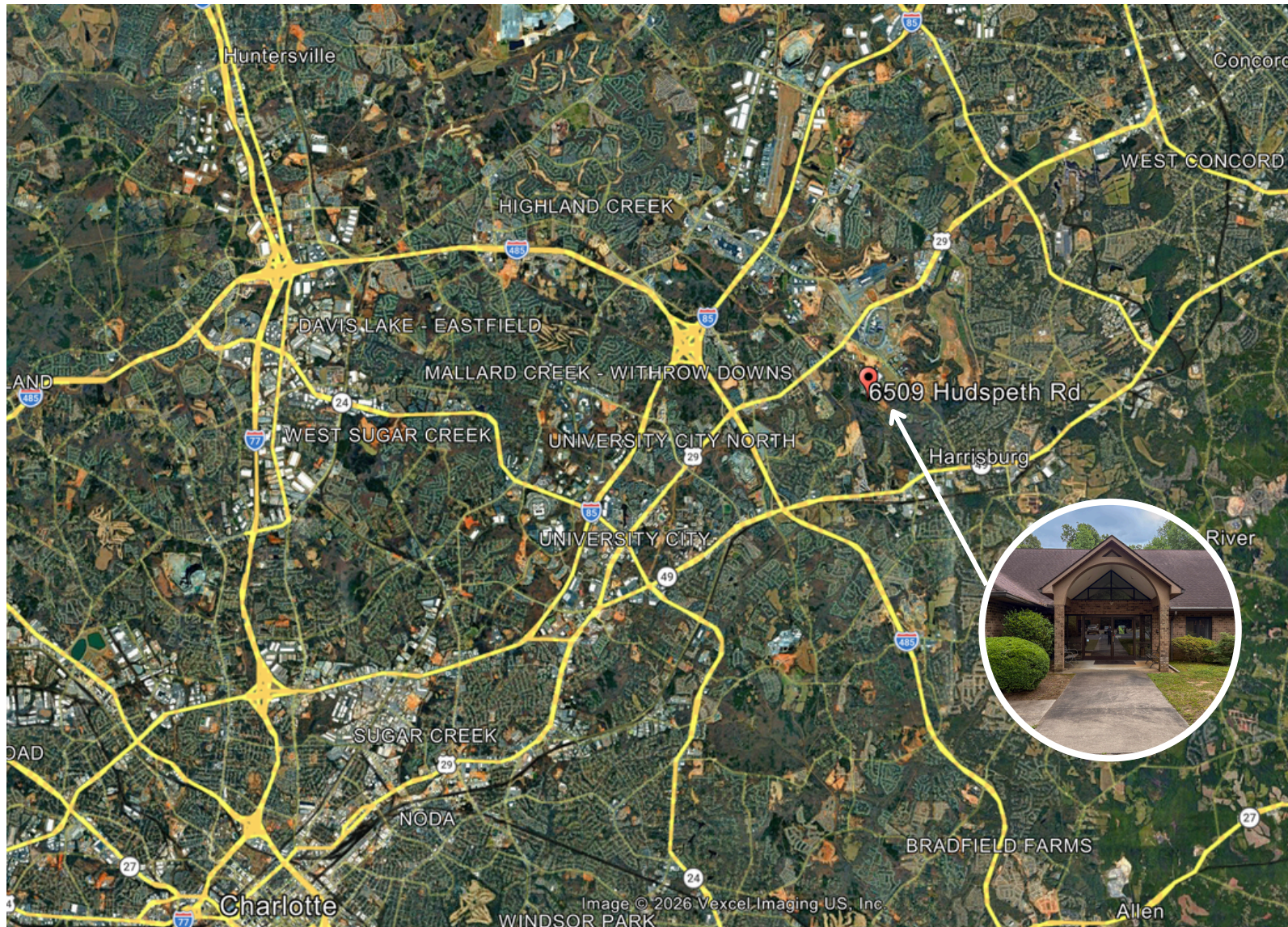
Roll up: 1 (8' tall x 10' wide)

Offices: 22

Bathrooms: 3

Break Areas: 1

LOCATION AND CONTACT



DRIVE TIMES

- I-85 Exit 49: 3.3 Miles , 8 Minutes
- I-485 Exit 32: 2.7 Miles, 6 Minutes
- Concord Mills: 3.8 miles, 10 Minutes
- Harrisburg, NC: 2.3 miles, 6 Minutes
- UNCC: 4.7 miles, 10 Minutes
- Charlotte, NC: 17.8 Miles, 24 Minutes



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