

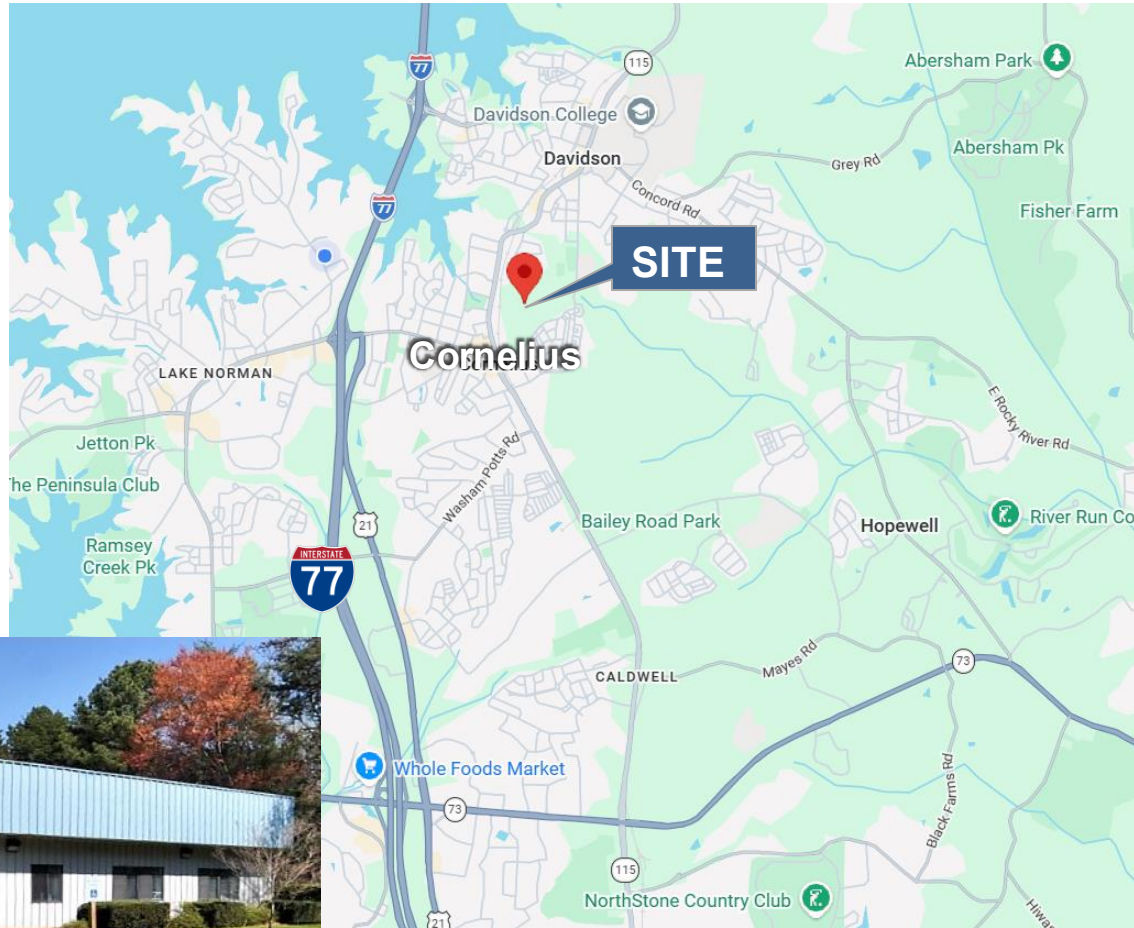
Industrial for Lease

**20409 Zion Avenue
Cornelius, NC 28031
(Also known as 18010 Keller Hill Drive)**

5,040 +/- SF on 2.65 acres

- Parcel ID: 00706213
- Approx. 1,235 SF office space
- Fully Air-Conditioned building
- Zoned: BC (Business Campus)
- Clean room in warehouse: 1,140 SF
- Ceiling height: 12'
- Former Machine shop, lots of parking
- Heavy power: 1,100 Amps
- 1 Drive in Door

**PRICE: \$7,000/month
NNN**



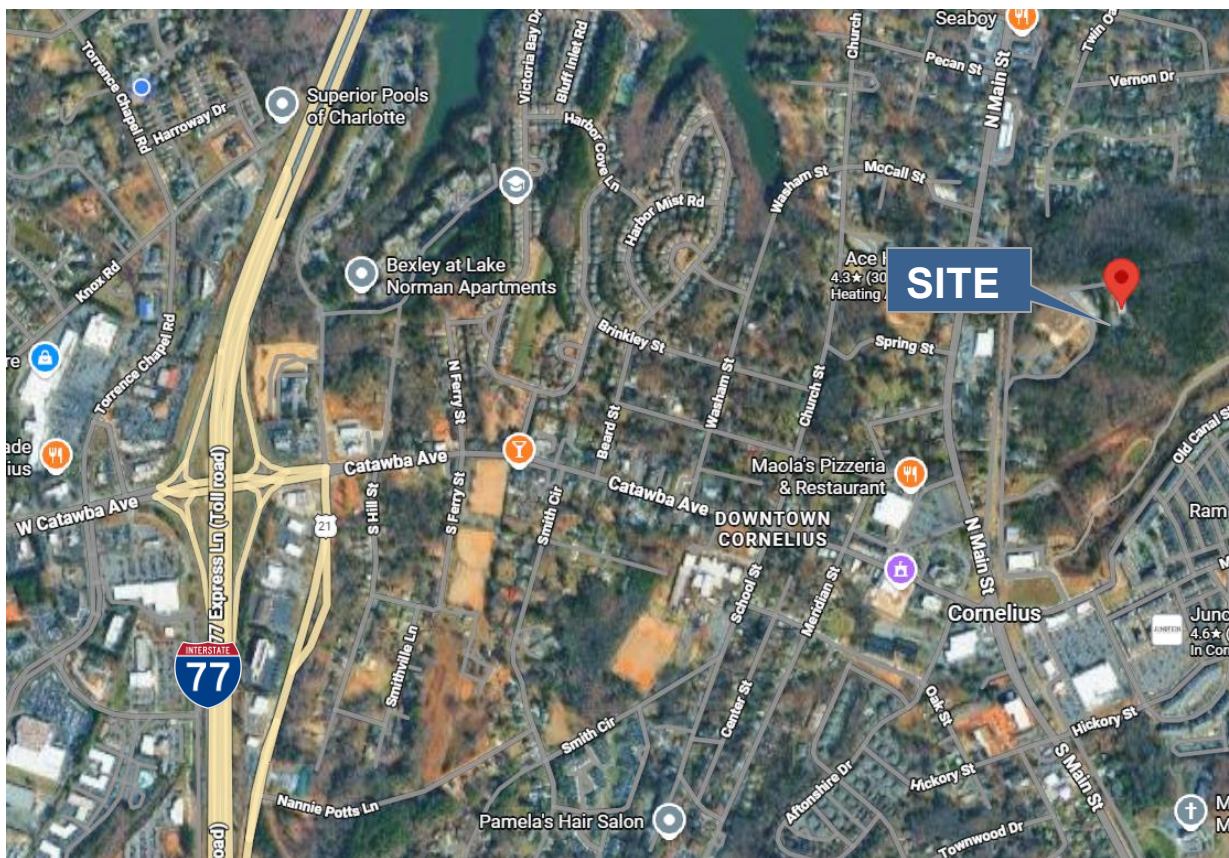
CONTACT

Steve Knox
Cell 704.400.2444
Steve@knoxgroupinc.com

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.



Conveniently located:

- 1.1 miles from I-77
- 20.4 miles from Charlotte
- 23.4 miles from Charlotte-Douglas Airport
- 0.7 miles from Cain Center For The Arts
- 0.9 miles from Downtown Cornelius
- 5.5 miles from Birkdale Village

Demographics

	1 mile	3 mile	5 mile
Population	4,498	30,818	58,017
Average Household Income	\$85,354	\$94,841	\$97,032

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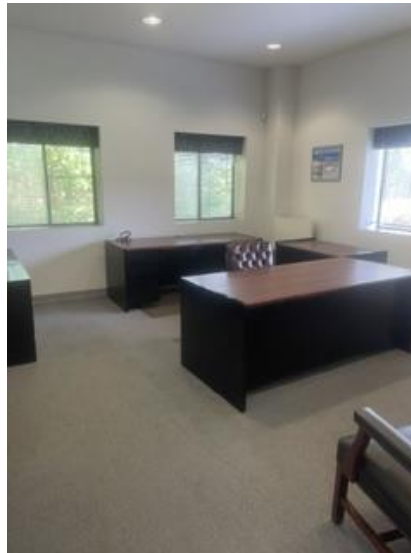
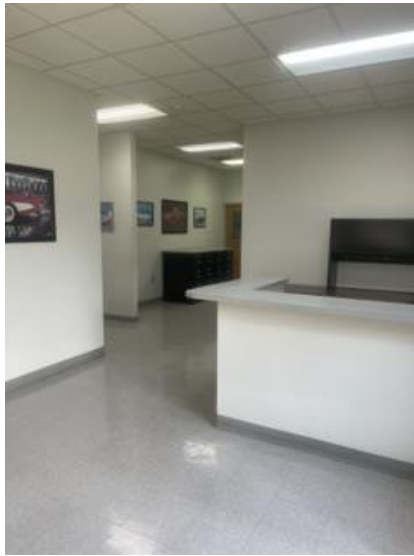
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PHOTOS



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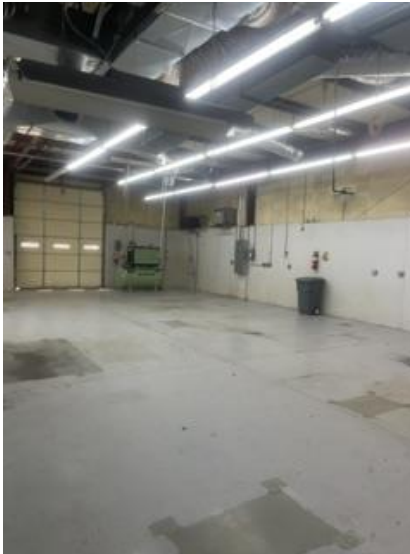
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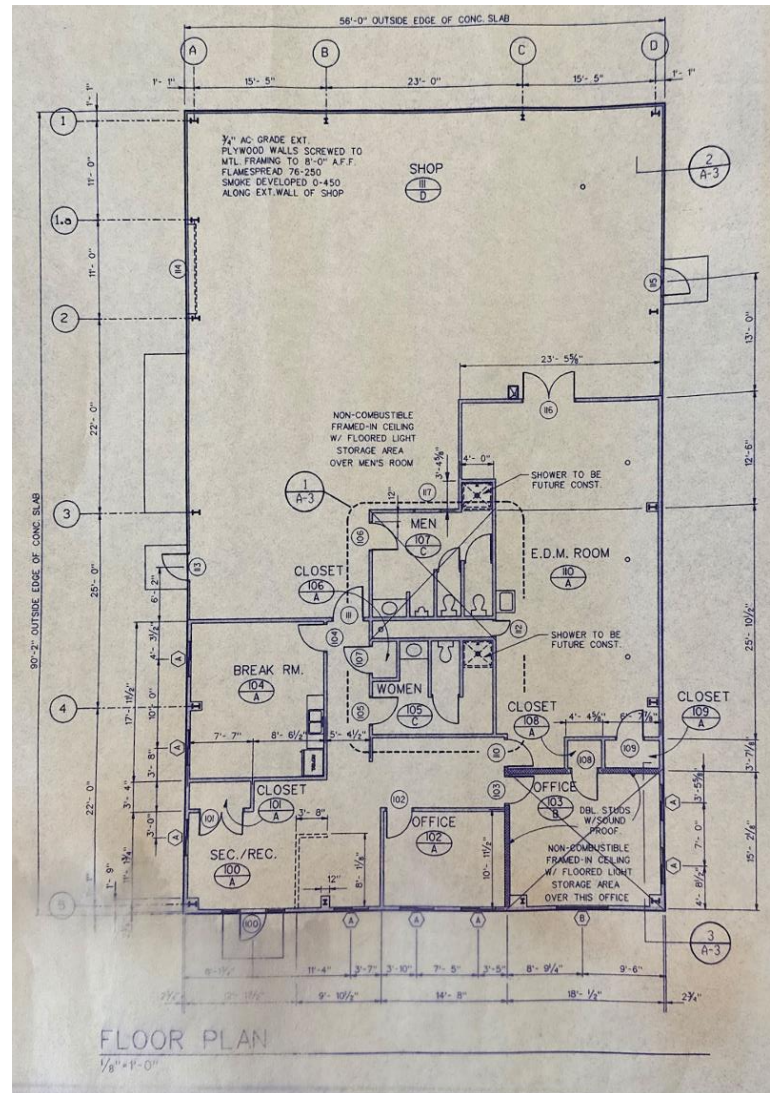
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FLOOR PLAN



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