

HUNTERSVILLE COMMERCE CENTER

± 39,000 - 131,000 SF Industrial Building

13601 Reese Boulevard E, Huntersville, NC

For Sale or For Lease



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THE OPUS GROUP

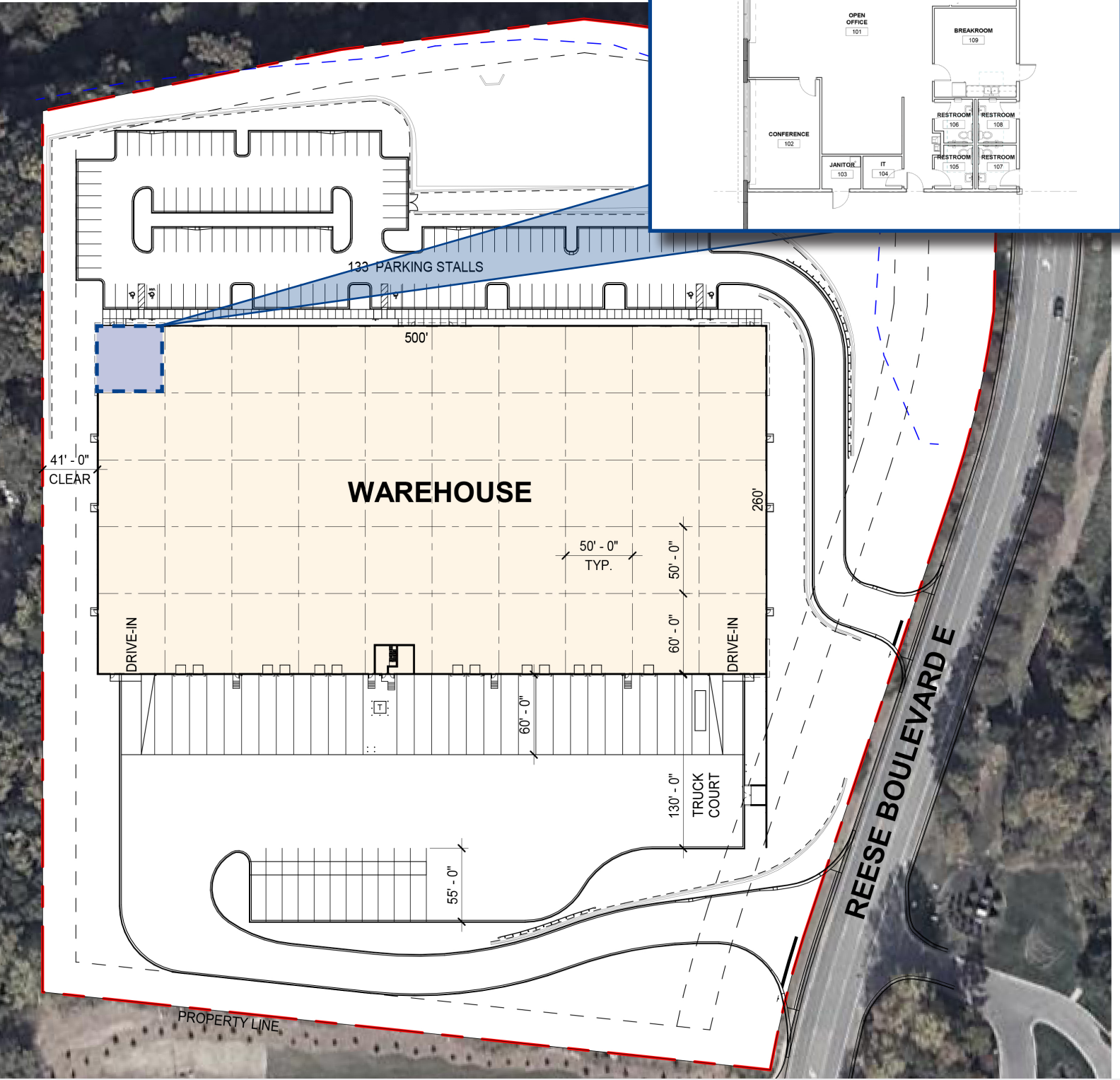
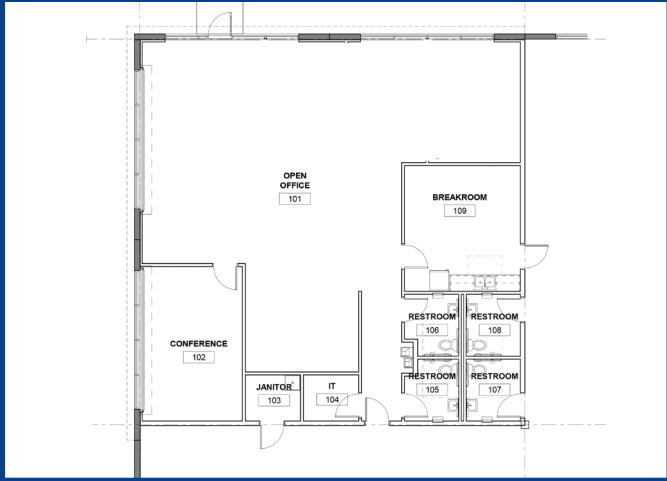


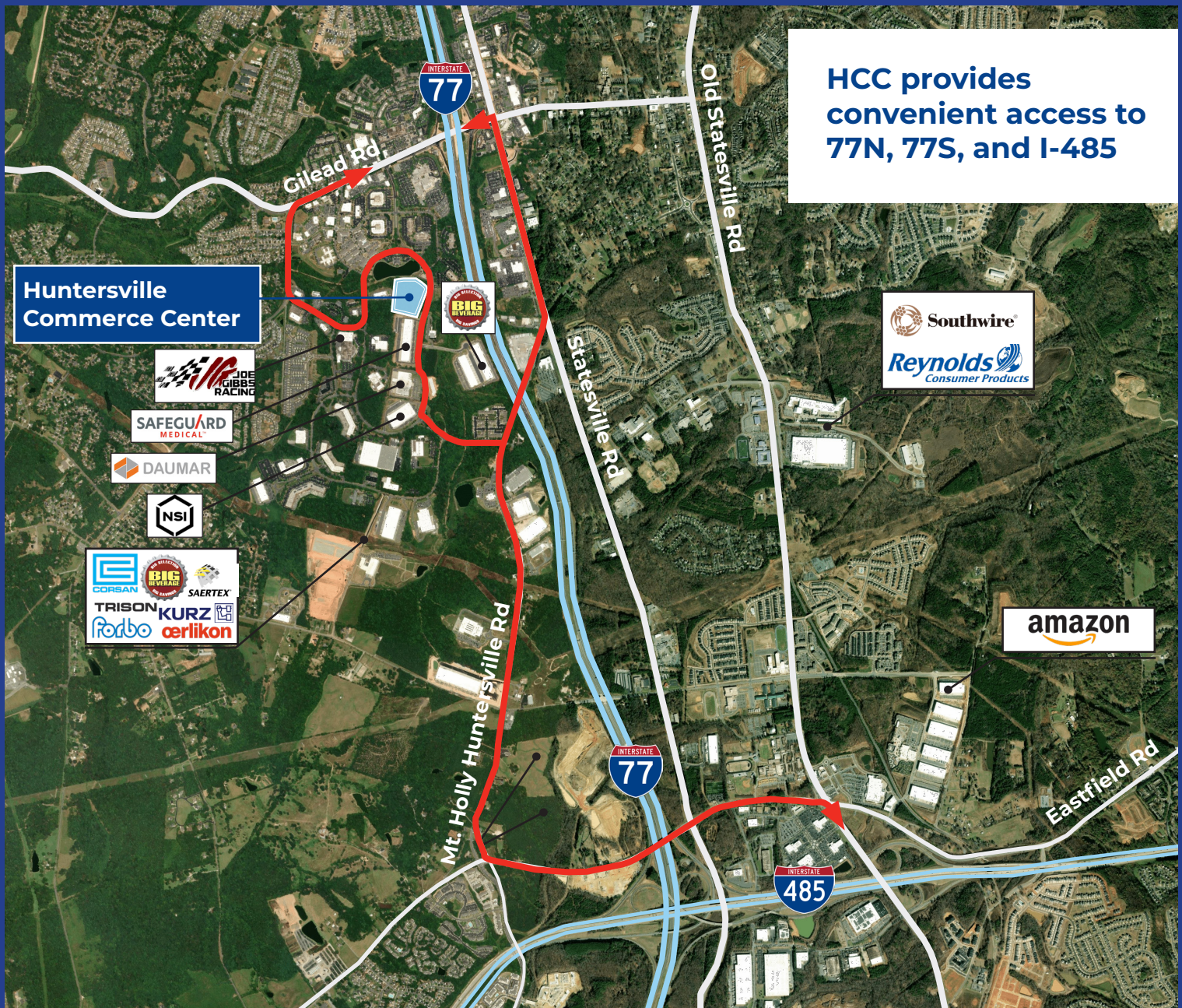
Property Specs

Address	13601 Reese Blvd E, Huntersville NC		
County	Mecklenburg	<u>Utilities</u>	
Land Use	Industrial	Power	2000 amps electrical service
Building Use	Manufacturing & Distribution	Sewer	6" sanitary line
Site Size	10.9 Acres	Water	2" domestic water service
Building Size	131,000 SF	Fire	8" fire service
Building Dimensions	260' x 500'	Gas	2 PSI gas service
Clear Height	32'		
Office Size	2,470 SF		
Column Spacing	50' x 50'; columns painted yellow to 12' AFF		
	60' speed bay		
Loading	(13) 9' x 10' dock positions outfitted with 7' x 8' 35,000# mechanical levelers, bumpers & seals		
	(2) 12' x 14' Drive In Doors		
	(13) KO's for future dock positions		
Lighting	30FC installed throughout warehouse on 10' whip		
Sprinkler	ESFR		
Truck Court Depth	130' - 185'		
Roof	45-mil TPO, with R-20 roof insulation		
Trailer Parking	11 Positions		
Heating	Unit heaters to maintain 55 degrees when 19 degrees outside		
Auto Parking	130		
Completion	Q3 2025		

CONCEPTUAL PROPERTY PLAN

SPEC OFFICE





HCC provides convenient access to 77N, 77S, and I-485



Top 10 busiest airport in the world



1K+ internationally owned companies



2.5% state corporate income tax



#1 State to do business, 2023, 2022



Cost of living below national average



7th fastest growing major metro in the US



TRANSPORTATION

Huntersville offers companies and employees quick and easy access to several transportation options by being conveniently located near several major interstates, rail terminals, ports, as well as regional and international airports.

2.8M

Total
Population

▲ Up 18% since 2010

1.4M

Total
Employment

▲ Up 28% since 2010

28K

Total Housing
Permits

▲ Up 400% since 2010

\$102B

Total
Compensation

▲ Up 59% since 2010



Airports

Charlotte Douglas Int'l Airport
Charlotte Air Cargo Center
Concord-Padgett Regional Airport



Interstates

Interstate 77
Interstate 485
Interstate 85



Ports

Port of Charleston (3.5 hours)
Greer, SC Inland Port (101 miles)
Dillon, SC Inland Port (137 miles)



Intermodal

Charlotte Regional Intermodal
Facility (200,000+ lifts per year)



Rail Services

CSX Transportation
Norfolk Southern Railway
Amtrak Services



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