



ALDER LOGISTICS CENTER

11701 McCord Road, Huntersville, NC

CLASS-A INDUSTRIAL DEVELOPMENT

BUILD-TO-SUIT OPPORTUNITY

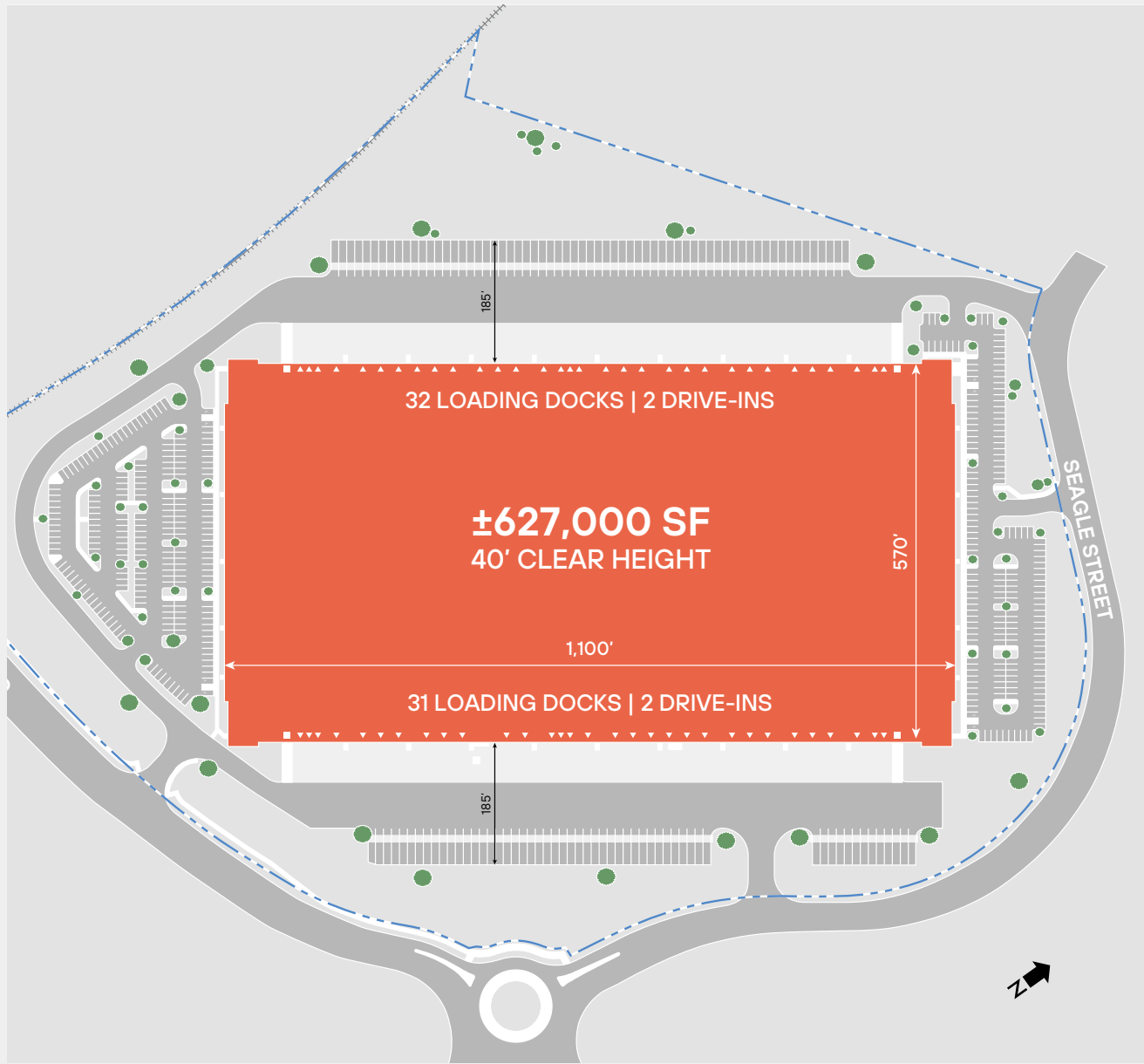
UP TO $\pm 627,000$ SF



CLICK OR SCAN
TO VIEW MAP

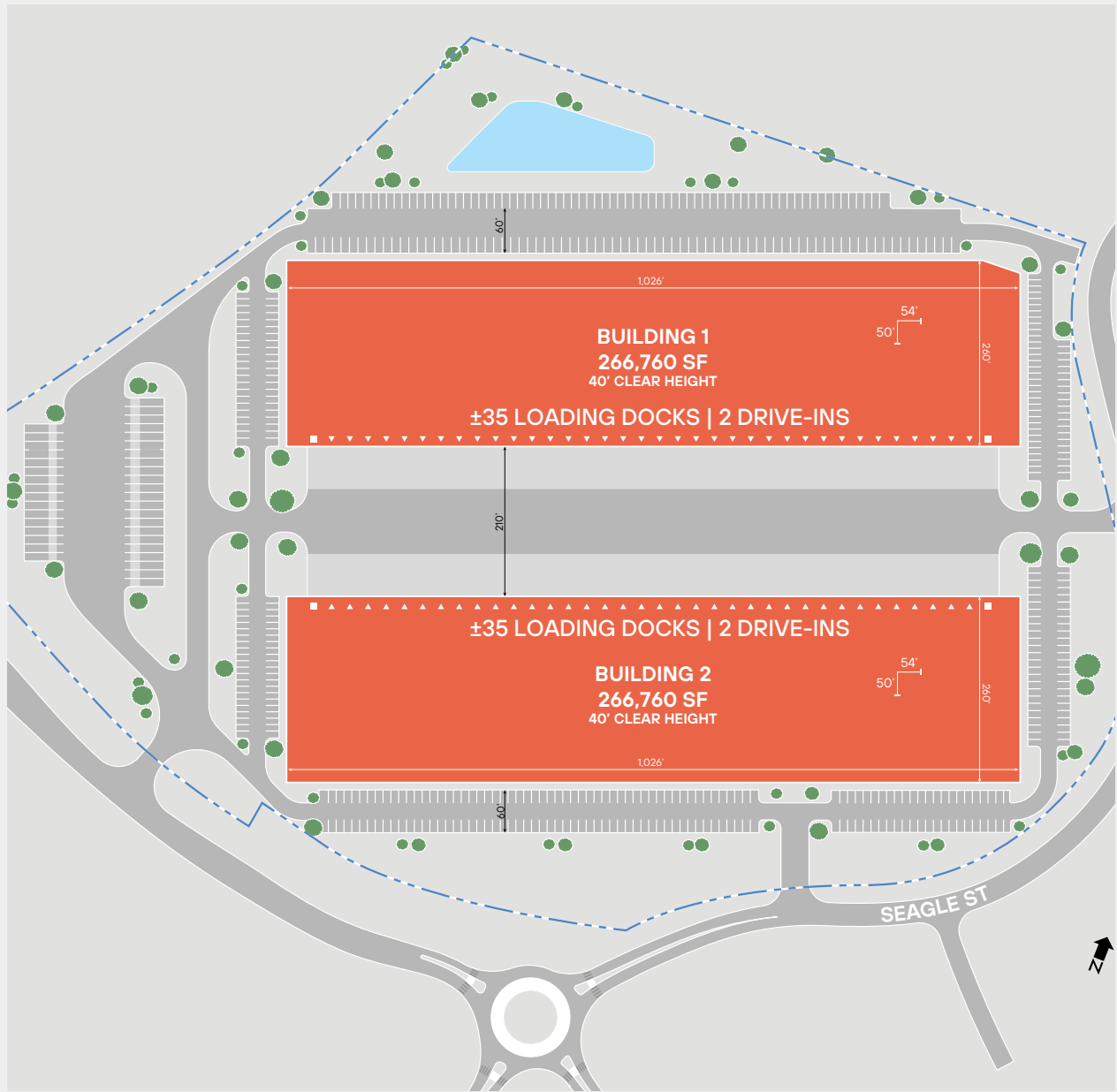


OPTION A

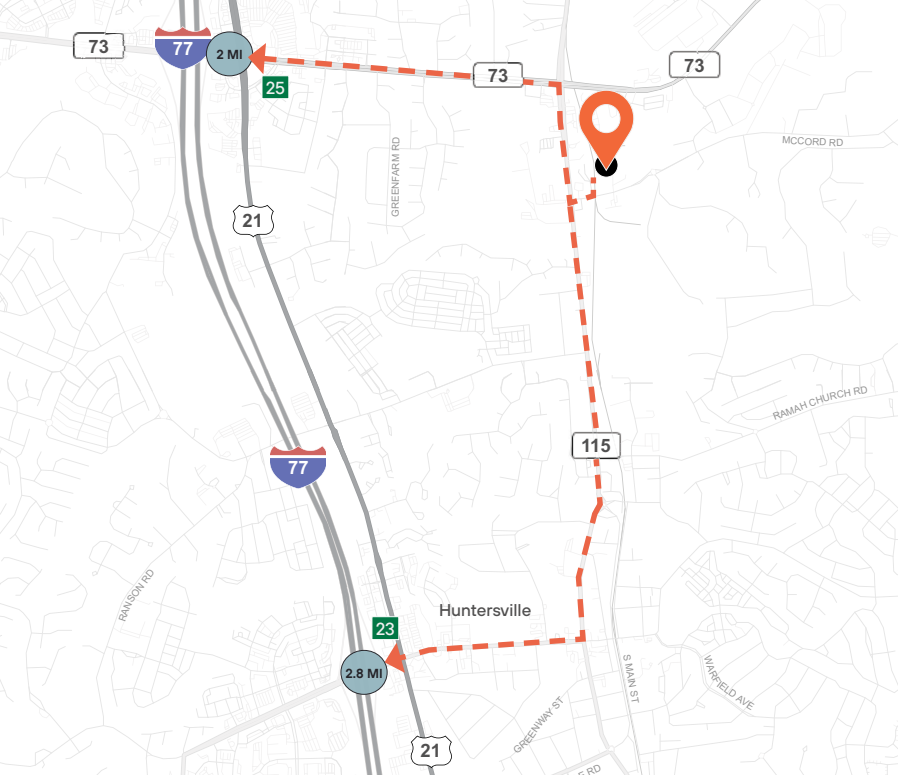


BUILDING SF	±627,000
ACRES	45.48
OFFICE	To-suit
BUILDING DIMENSIONS	1,100' x 570'
CLEAR HEIGHT	40'
COLUMN SPACING	54' X 50'
SPEED BAYS	60'
LOADING DOCKS	63
DRIVE-IN DOORS	4
LOADING FORMAT	Cross-Dock
TRUCK COURT DEPTH	185'
TRAILER STALLS	124
CAR PARKING	470

OPTION B



	BUILDING 1	BUILDING 2
BUILDING SF	±266,760	±266,760
ACRES	45.48 total	45.48 total
OFFICE	To-suit	To-suit
BUILDING DIMENSIONS	1,026' x 260'	1,026' x 260'
CLEAR HEIGHT	40'	40'
COLUMN SPACING	54' X 50'	54' X 50'
SPEED BAYS	60'	60'
LOADING DOCKS	±35	±35
DRIVE-IN DOORS	2	2
LOADING FORMAT	Rear	Rear
TRUCK COURT DEPTH	210' (shared)	210' (shared)
TRAILER STALLS	124 total	124 total
CAR PARKING	470 total	470 total



DRIVING DISTANCES

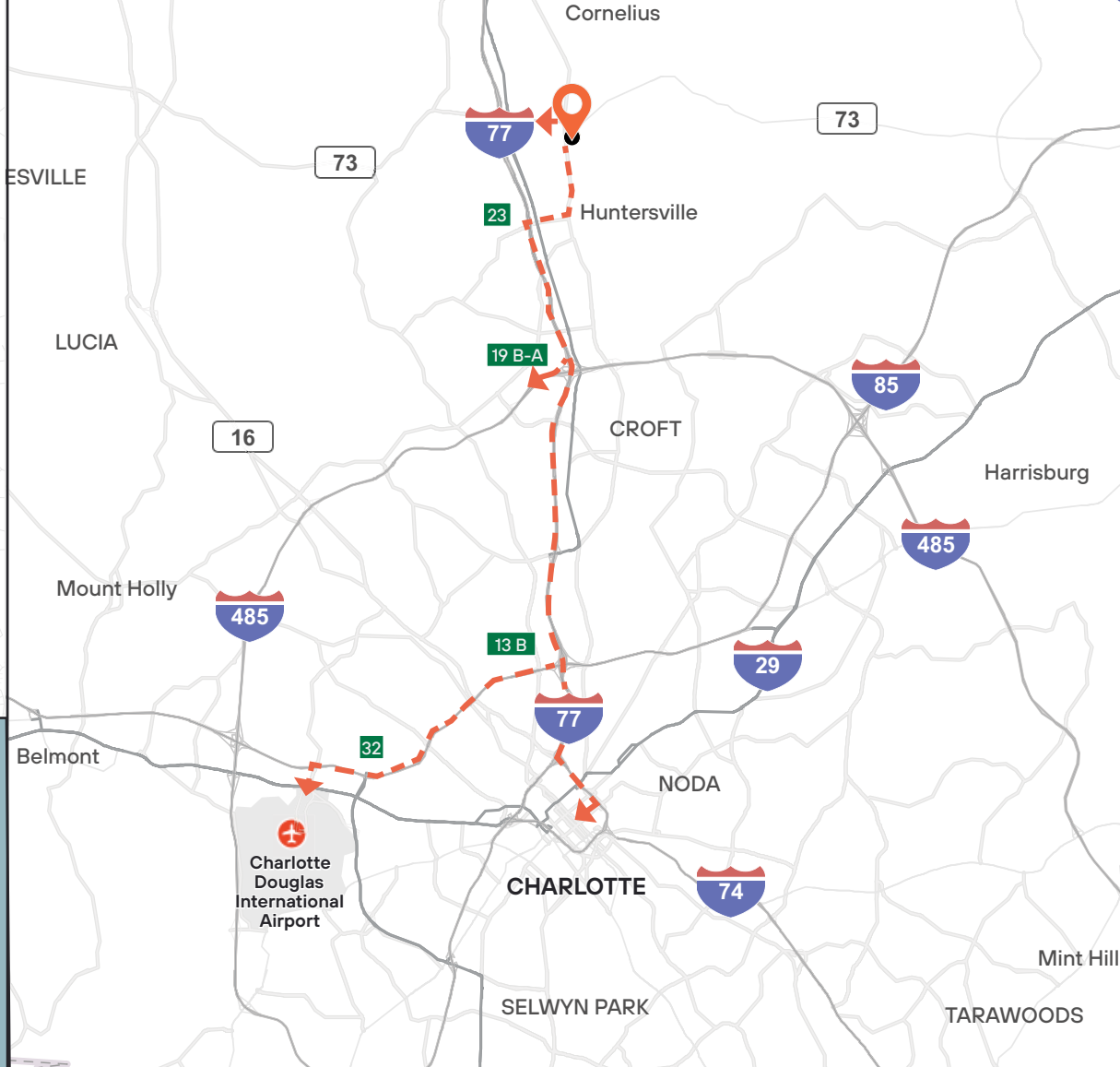
INTERSTATE I-77
2 miles (via exit 25)

DOWNTOWN CHARLOTTE
16.5 miles

INTERSTATE I-485
6.5 miles (via exit 19 B-A)

CLT DOUGLAS AIRPORT
19.5 miles

INTERSTATE I-85
13 miles (via exit 13 B)



For leasing information, contact:

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