

2023
Q2 Delivery
Huntersville,
North Carolina

315,896 SF AVAILABLE FOR
MANUFACTURING & DISTRIBUTION

Building C: Beltway Industrial Drive



STRATEGIC CAPITAL
PARTNERS

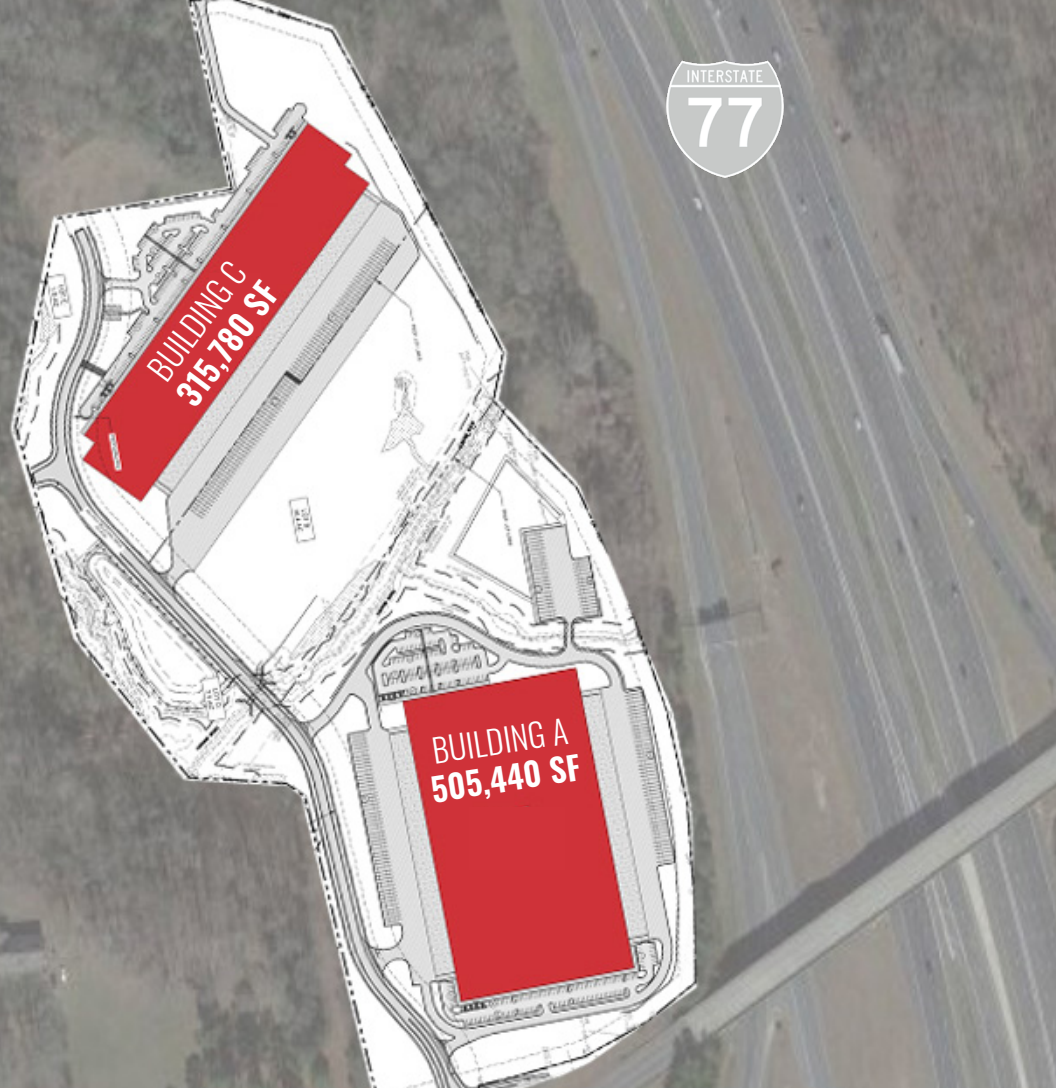


New Construction

Immediate access to I-77 & I-485
I-77 Frontage

Ample Trailer Parking

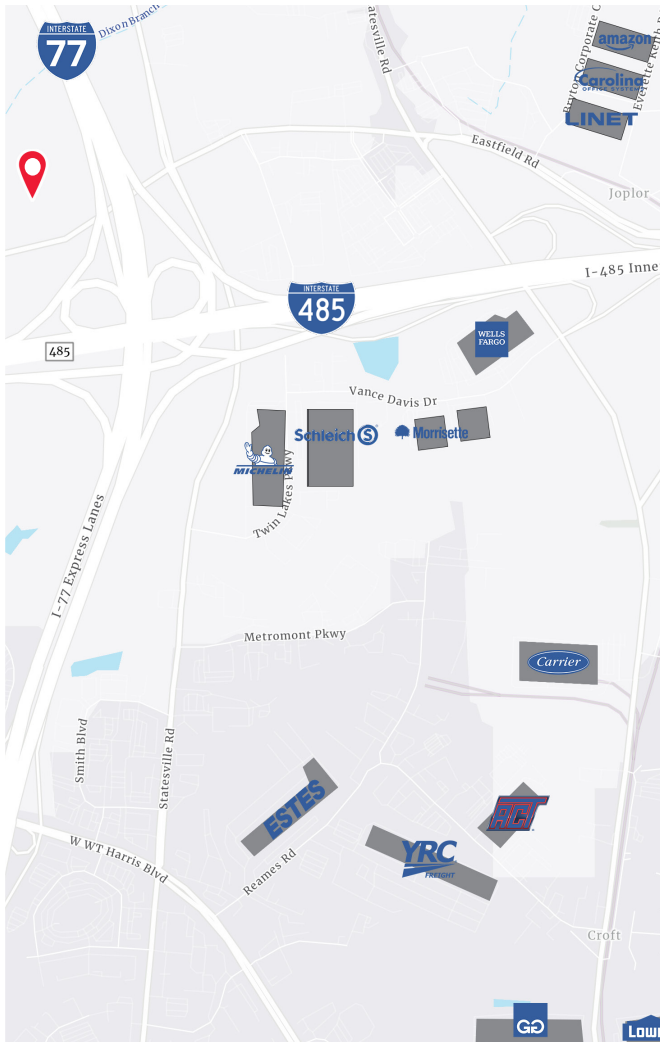
Dedicated separate trailer parking lot
for additional trailer storage

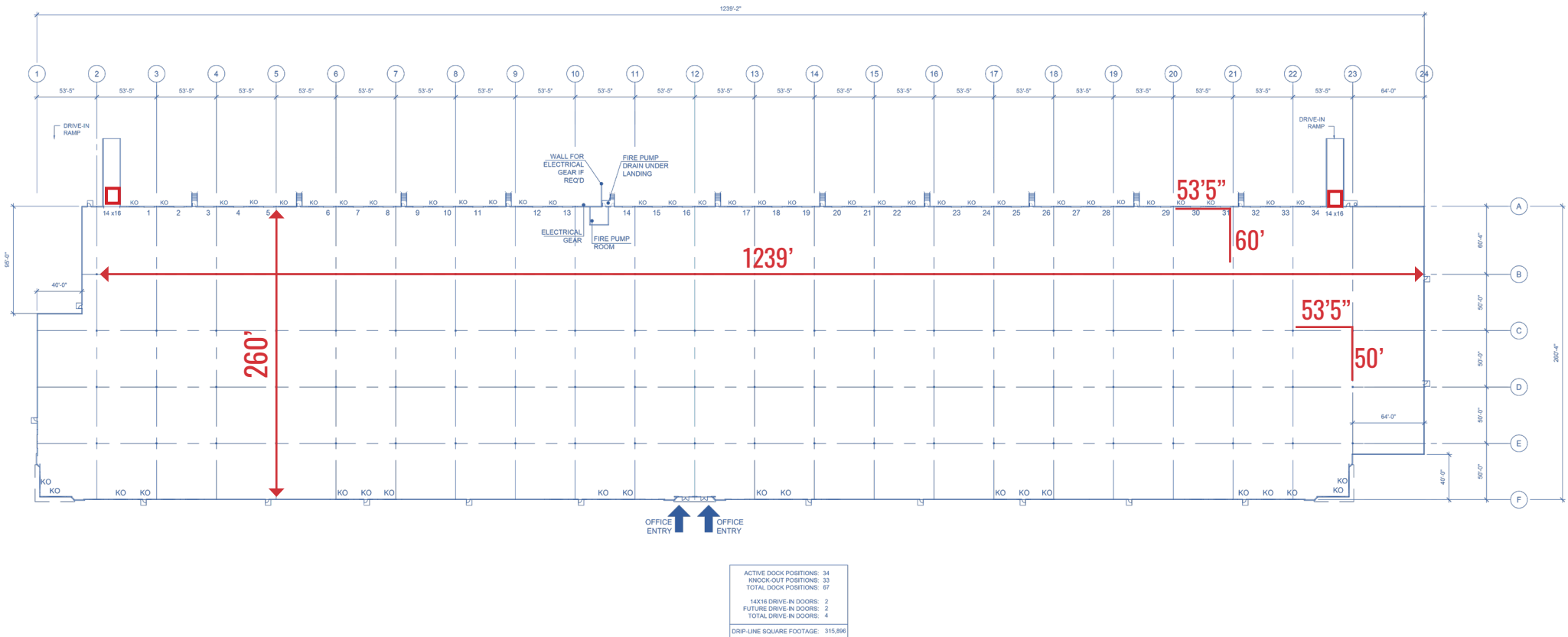


Building C Highlights

Available SF	315,896 SF
Office SF	Build to Suit
Completion Date	Q2 2023
Site Acreage	21.9 Acres
Building Dimensions	1239' x 260'
Ceiling Height	32'
Column Spacing	53'5" x 50' with Loading Bay of 60' x 53'5"
Lighting	LED High Bay Fixture

Sprinkler System	ESFR
Dock High Doors	(31) 9' x 10', (33) KO's
Drive In Door	(2) 14' x 16'
Truck Court	180' 60' Concrete Apron
Slab Construction	7" Unreinforced with 4,000 PSI Concrete on 4" Aggregate Base
Roof	0.45 MIL TPO with R-20 Insulation
Auto Parking	221
Trailer Parking	42





DRIVE IN DOOR

For leasing information or
to schedule a tour, contact:



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