

2023
Q2 Delivery
Huntersville,
North Carolina

505,440 SF AVAILABLE FOR
MANUFACTURING & DISTRIBUTION

Building A: Beltway Industrial Drive



STRATEGIC CAPITAL
PARTNERS

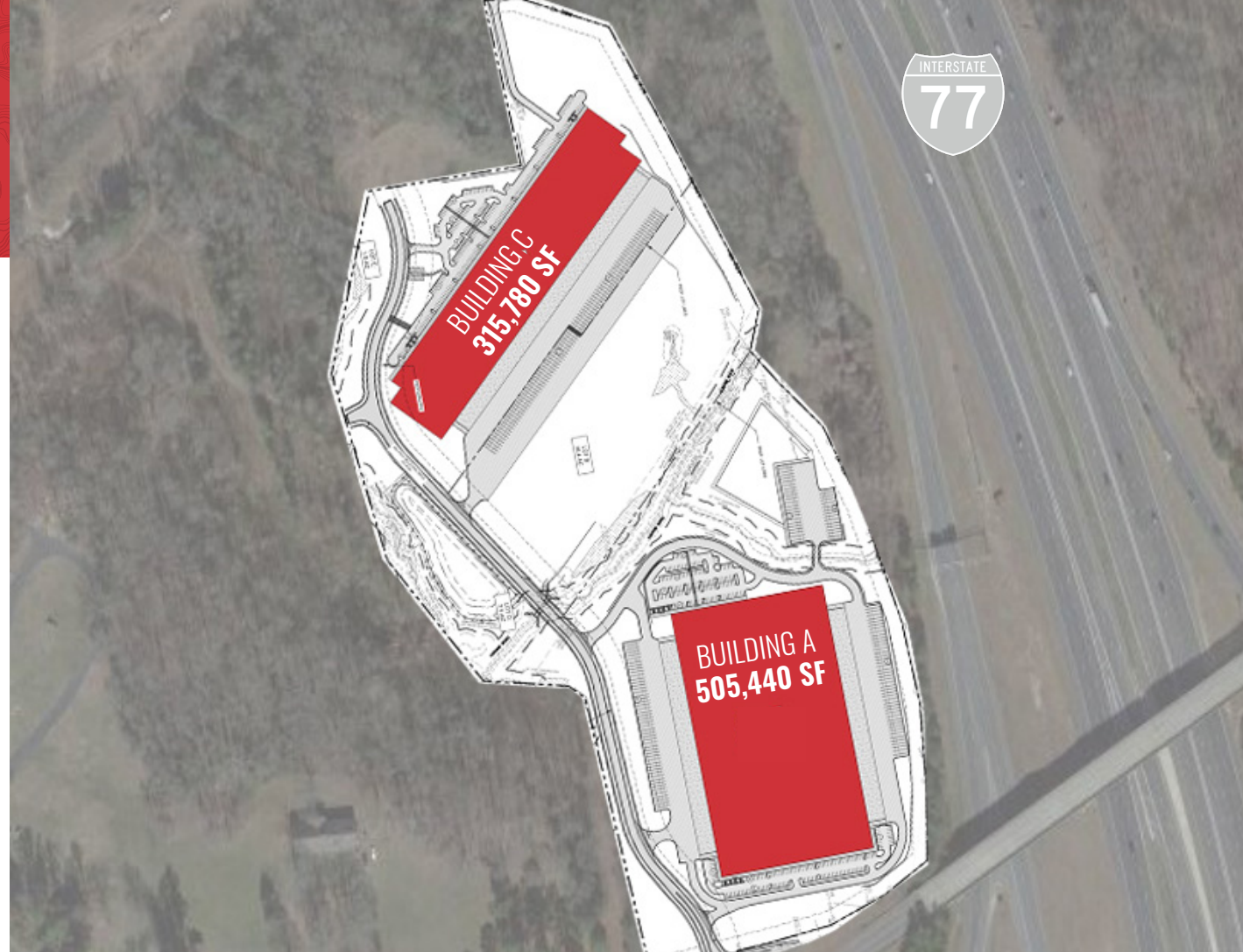
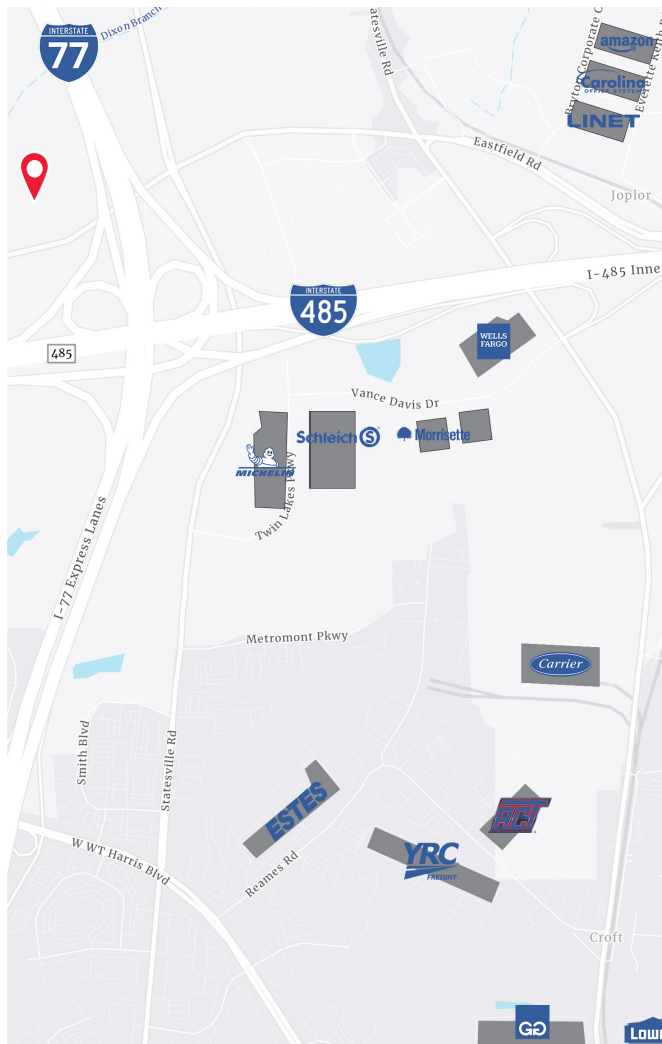


New Construction

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

Ample Trailer Parking

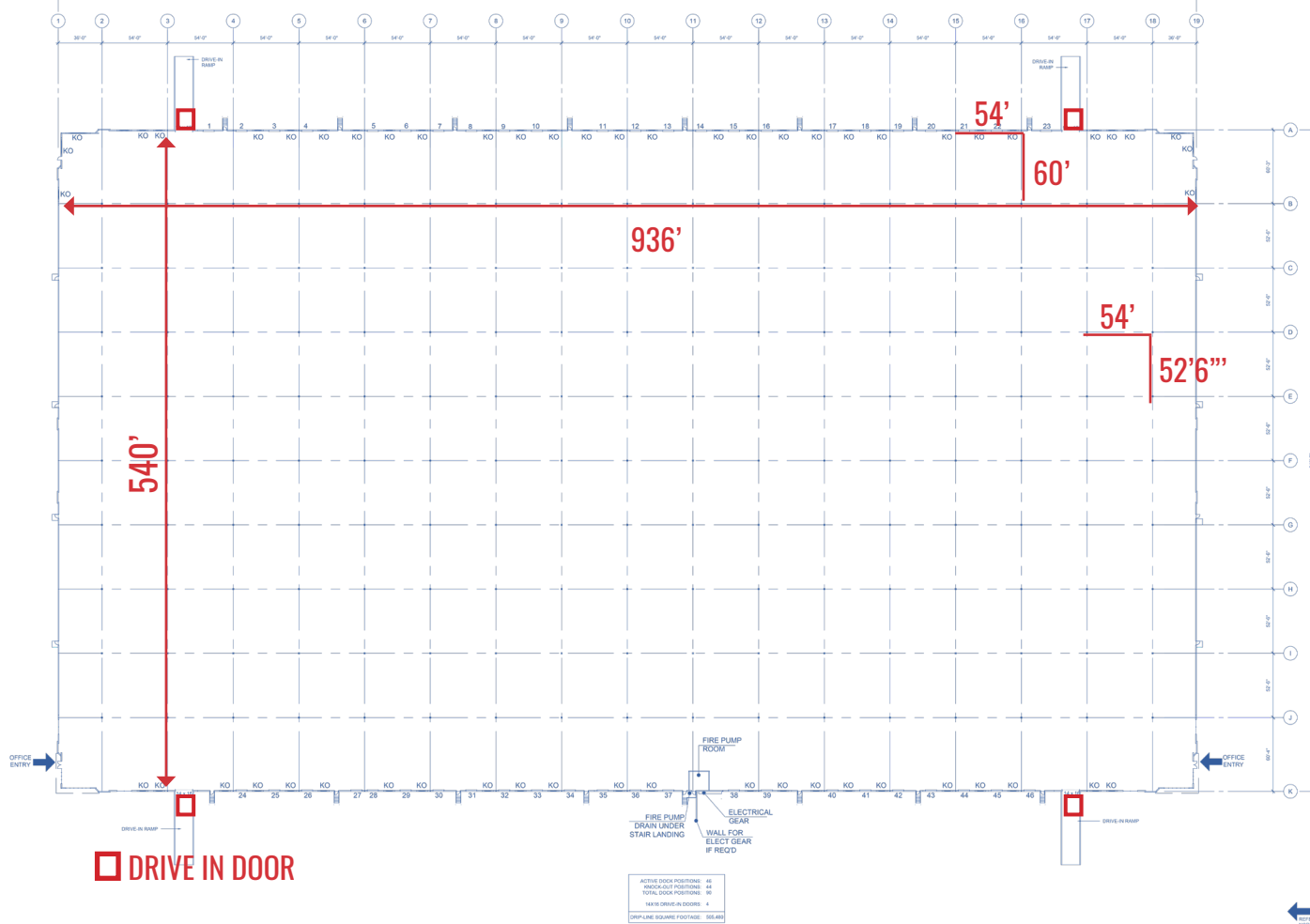
Dedicated separate trailer parking lot
for additional trailer storage



Building A Highlights

Available SF	505,440 SF
Office SF	Build to Suit
Completion Date	Q2 2023
Site Acreage	38.5 Acres
Building Dimensions	936' x 540'
Ceiling Height	36'
Column Spacing	52' 6" x 54' with Loading Bay of 60' x 54'
Lighting	LED High Bay Fixture

Sprinkler System	ESFR
Dock High Doors	(46) 9' x 10', (40) KO's
Drive In Door	(4) 14' x 16'
Truck Court	180'
Slab Construction	7" Unreinforced with 4,000 PSI Concrete on 4" Aggregate Base
Roof	0.45 MIL TPO with R-20 Insulation
Auto Parking	258
Trailer Parking	95



For leasing information or to schedule a tour, contact:



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