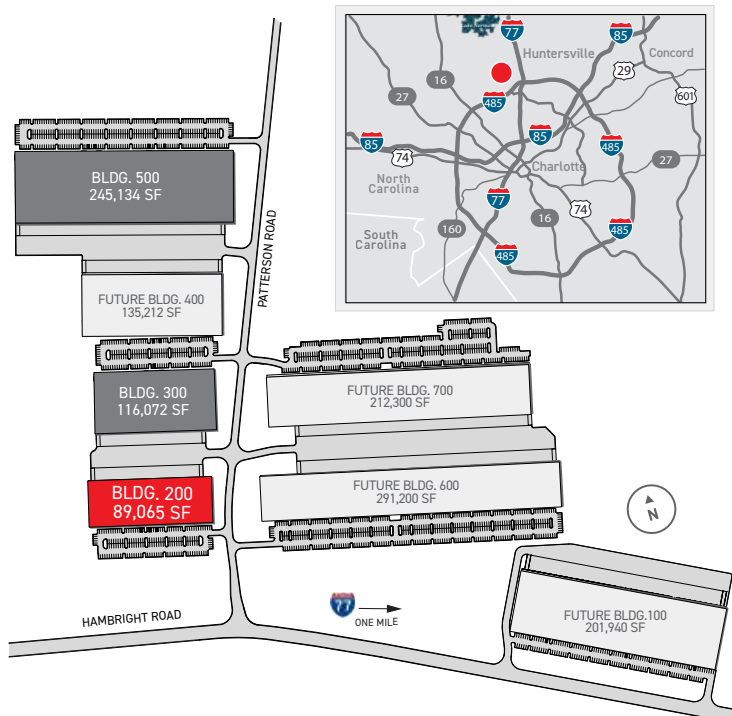


# North Chase at The Park

## Building 200

Suite 230 - 18,178 Sq. Ft. Available  
11621 Patterson Road, Huntersville NC 28078



## AVAILABLE FOR LEASE

Suite 230 - 18,178 Square Feet in Building 200  
at North Chase at The Park

Convenient access to I-77 via Hambright Road  
Express Lanes

North Chase at The Park is McDonald's newest business park located in Huntersville, North Carolina. Construction has recently been completed on Phase I of the park that includes Buildings 200, 300 and 500, three rear-load manufacturing/distribution buildings totaling 450,271 square feet. Building 200 is 89,065 square feet with 18,178 square feet currently available for lease. Four additional buildings are planned for future phases in the park.



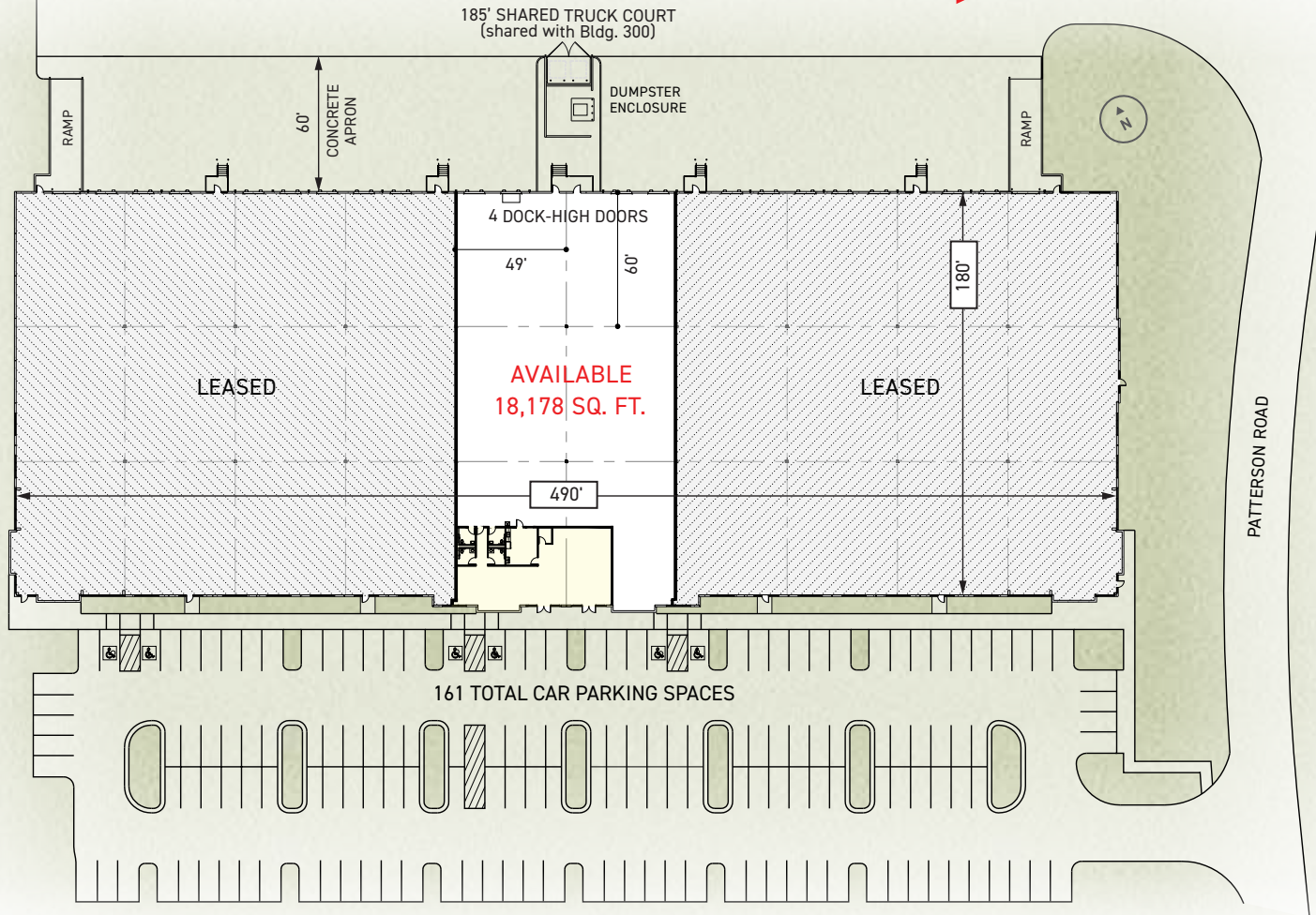
For leasing information contact:



Fermin Deoca  
fermin.deoca@cushwake.com  
(704) 335-4436

Matt Treble  
matt.treble@cushwake.com  
(704) 335-4430

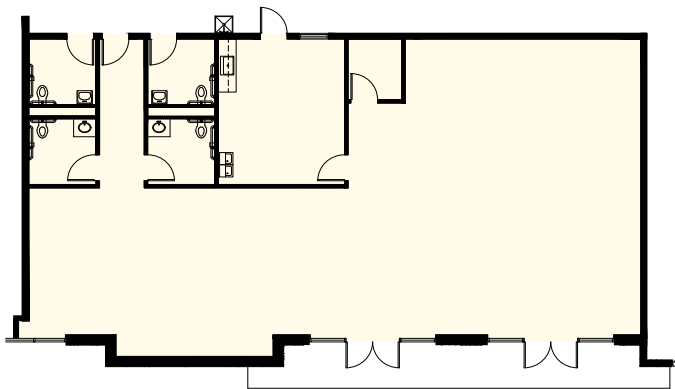
Frances Crisler  
frances.crisler@cushwake.com  
(704) 620-6014



## North Chase at The Park

**BUILDING 200** 11621 PATTERSON ROAD  
HUNTERSVILLE NC 28078

### ALL NEW OFFICE - 2,565 SQUARE FEET



### SUITE 230 18,178 Sq. Ft. Available

Office Area:	2,565 Sq. Ft.
Dock Doors:	4 (9' x 10') Dock Highs; 1 (35,000 lb.) pit leveler
Electrical:	400 Amp, 277/480 Volt, 3-Phase Electrical Service
Lighting:	LED Office & Warehouse Lights
Building Size:	89,065 Sq. Ft.
Dimensions:	490' W x 180' D
Construction:	Architectural Tile-Up Concrete
Ceiling Height:	30' Clear
Column Spacing:	49' W x 60' D Typ
Sprinkler:	ESFR System
Floor Slab:	6" Thick, 4,000 PSI Concrete
Truck Court:	185' D Truck Court (shared with Building 300); 60' Concrete Apron