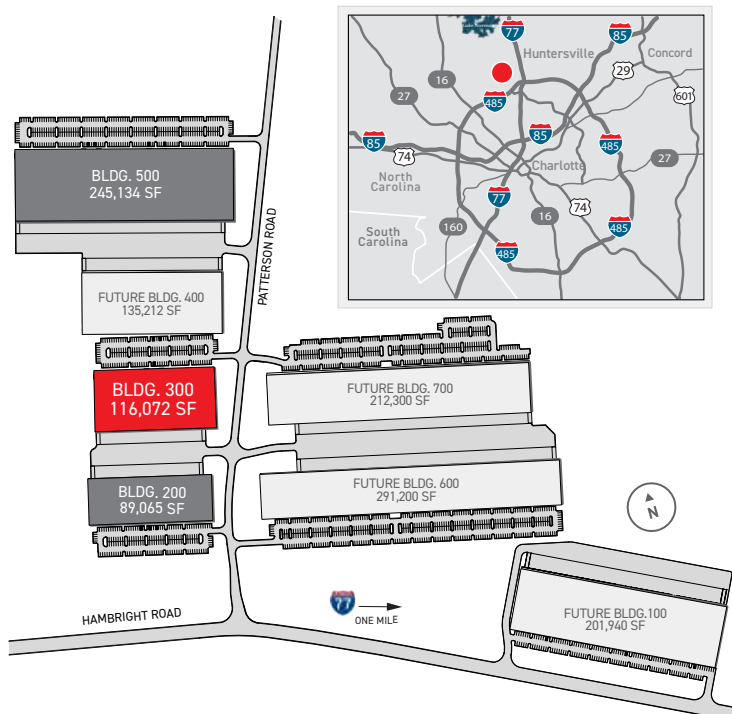


North Chase at The Park

Building 300

Up to 116,072 Sq. Ft. Available
11731 Patterson Road, Huntersville NC 28078



AVAILABLE FOR LEASE

Up to 116,072 Square Feet in Building 300 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 300 is 116,072 square feet and is suitable for a single tenant or demisable for multiple tenants. Four additional buildings are planned for future phases in the park.



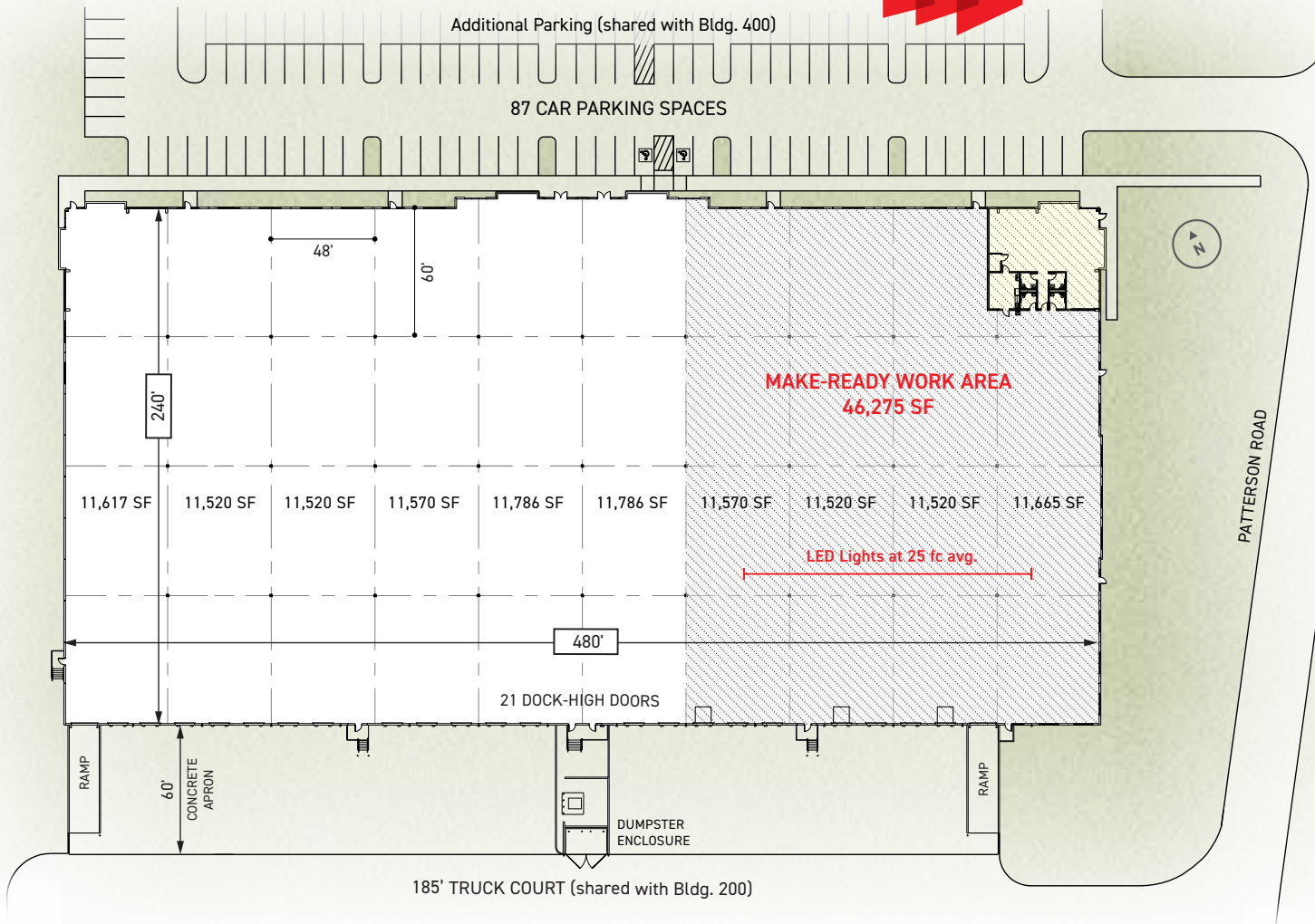
For leasing information contact:



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(704) 335-4436

Matt Treble
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North Chase at The Park

BUILDING 300 11731 PATTERSON ROAD
HUNTERSVILLE NC 28078

Building Type:	Rear-Load
Building Size:	116,072 Sq. Ft.
Dimensions:	480' W x 240' D
Construction:	Architectural Tile-Up Concrete
Ceiling Height:	32' Clear
Column Spacing:	48' W x 60' D Typ
Electrical:	277/480 Volt, 3-Phase Service
Floor Slab:	6" Thick, 4,000 PSI Concrete
Dock Positions:	21 (9' x 10') Dock Highs; 2 (12' x 16') Ramped Drive-Ins
Floor Slab:	6" Thick, 4,000 PSI Concrete
Truck Court:	185' D Truck Court (shared with Building 200); 60' Concrete Apron
Sprinkler:	ESFR System

Total Available - 116,072 Sq. Ft.

Make-Ready Work Completed in 46,275 Sq. Ft. - Move-In Ready

Office Area:	2,605 Sq. Ft.
Office Lighting:	LED Fixtures
Warehouse Lighting:	LED Fixtures at 25 fc avg.
Dock Doors:	Up to 7 (9' x 10') Dock Highs, 3 (35,000 lb.) Pit Levelers; 1 (12'x16') Ramped Drive-In Door

