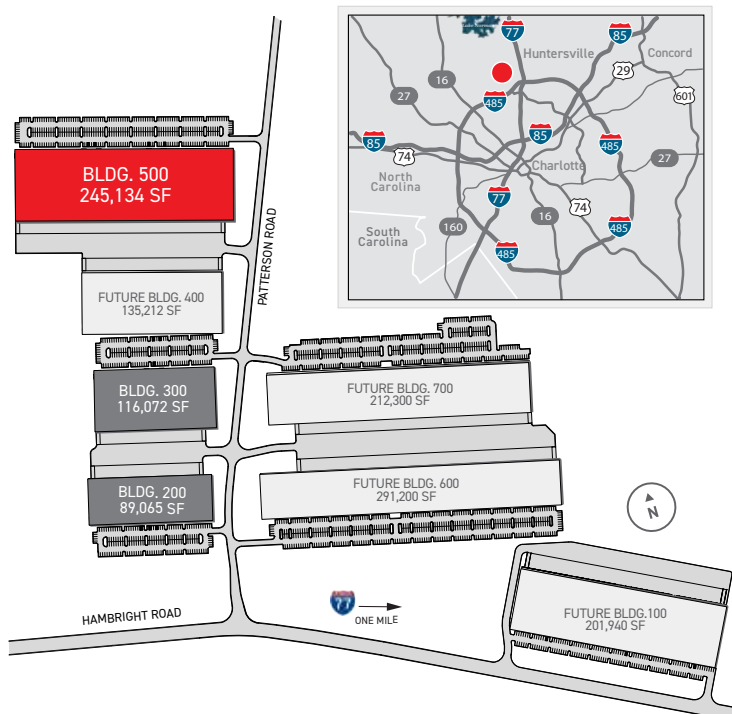


# North Chase at The Park

## Building 500

Up to 245,134 Sq. Ft. Available  
11835 Patterson Road, Huntersville NC 28078



## AVAILABLE FOR LEASE

Up to 245,134 Square Feet in Building 500 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 500 is 245,134 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.



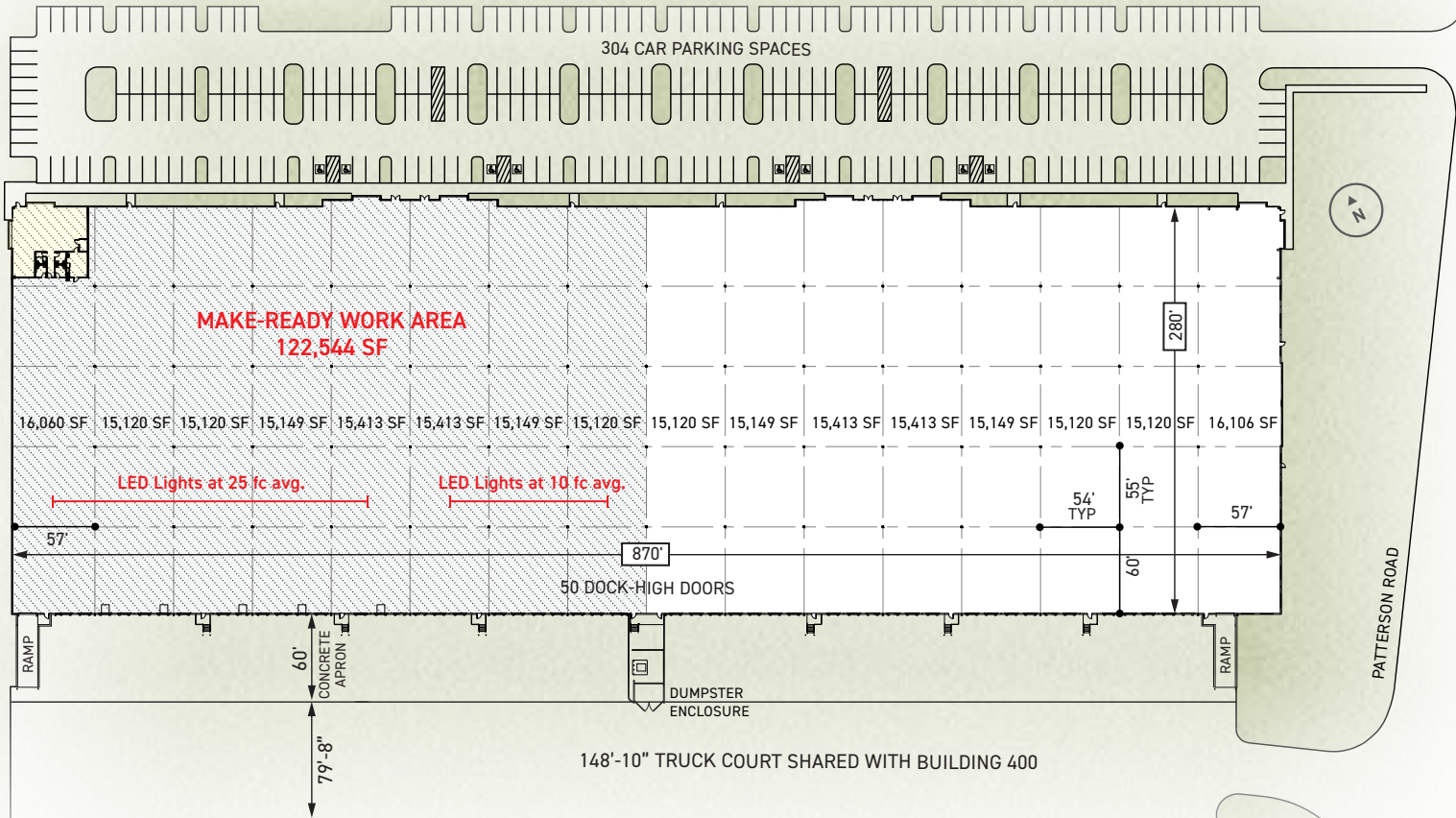
For leasing information contact:



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## North Chase at The Park

### BUILDING 500 11835 PATTERSON ROAD HUNTERSVILLE NC 28078

Building Type:	Rear-Load
Building Size:	245,134 Sq. Ft.
Dimensions:	870' W x 280' D
Construction:	Architectural Tile-Up Concrete
Ceiling Height:	32' Clear
Column Spacing:	54' W x 55' D Typ; 60' D Staging Bay; 57' W End Bays
Electrical:	277/480 Volt, 3-Phase Service
Floor Slab:	6" Thick, 4,000 PSI Concrete
Dock Positions:	50 (9' x 10') Dock Highs; 2 (12' x 16') Ramped Drive-Ins
Car Parking:	304 Car Parking Spaces
Truck Court:	149' D Truck Court (shared with Building 400); 60' Concrete Apron
Sprinkler:	ESFR System

Total Available - 245,134 Sq. Ft.

**Make-Ready Work Completed in 122,544 Sq. Ft. -  
Move-In Ready**

Office Area:	2,703 Sq. Ft.
Office Lighting:	LED Fixtures
Warehouse Lighting:	LED Fixtures; 5 bays at 25 fc avg.; 3 bays at 10 fc avg.
Dock Doors:	Up to 26 (9' x 10') Dock Highs, 5 (35,000 lb.) Pit Levelers; 1 (12'x16') Ramped Drive-In Door

