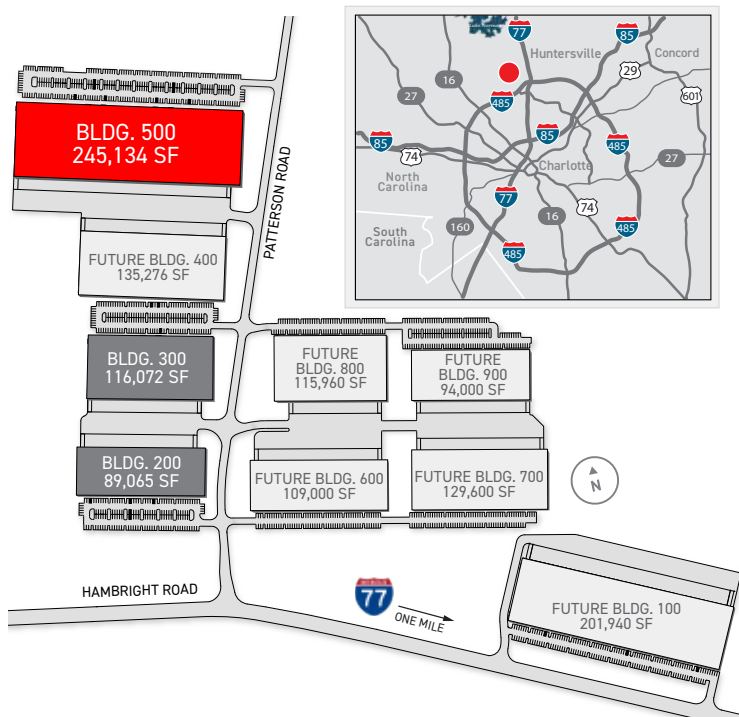


North Chase at The Park

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. These three rear-load, manufacturing/distribution buildings total 450,271 square feet. Building 500 contains 245,134 square feet and is suitable for a single tenant or demisable for multiple tenants. Six additional buildings are planned for future phases in the park.



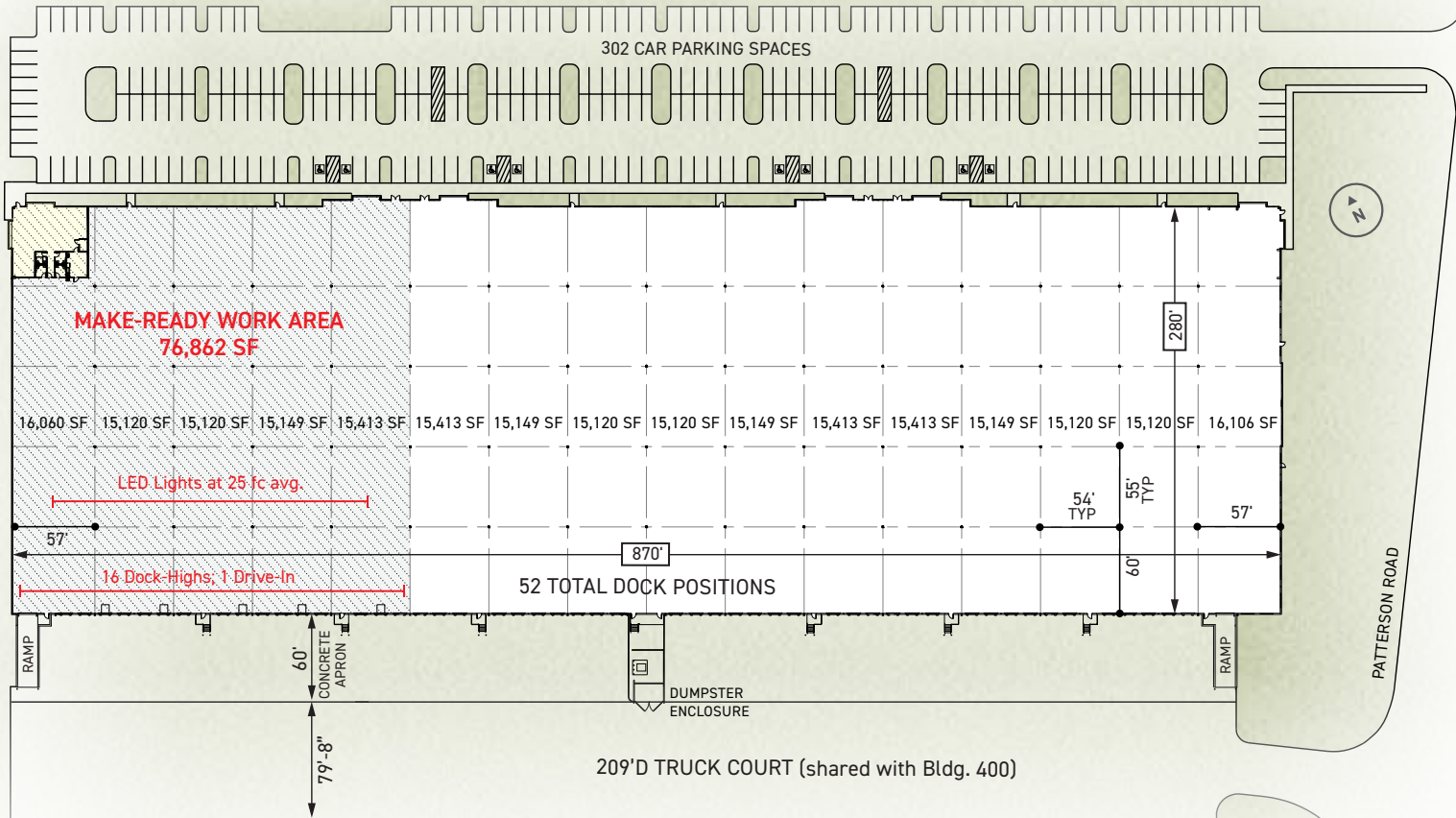
For leasing information contact:



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Matt Treble
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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
Lighting:	LED Fixtures with Motion Sensors
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 14') Ramped Drive-Ins
Car Parking:	302 Car Parking Spaces
Truck Court:	209' D Truck Court (shared with Building 400); 60' Concrete Apron
Sprinkler:	ESFR System

Total Available - 245,134 Sq. Ft.

76,862 Sq. Ft. Move-In Ready
Make-Ready Work Completed

Office Area:	2,703 Sq. Ft.
Office Lighting:	LED Fixtures
Warehouse Lighting:	LED Fixtures with Motion Sensors (5 bays - 25 fc avg.; others - 10 fc avg.)
Dock Doors:	16 (9' x 10') Dock-Highs; 5 (35,000 lb.) Pit Levelers; 1 (12'x14') Drive-In Door

