

**CHARLOTTE
BUSINESS JOURNAL**

December 1, 2023

McDonald Development eyes next phase of Huntersville project as first buildings near completion



McDonald Development Co. aims to deliver the first three buildings at North Chase at the Park in Huntersville in the late first quarter or early second quarter. [David Edwards Photography Events]

A large industrial park underway in northern Mecklenburg County plans to begin delivering in the coming months.

Atlanta-based McDonald Development Co. is under construction on North Chase at the Park, a multi-building industrial park in Huntersville. The developer expects to deliver the first three buildings at the park, which will include several phases, in the late first quarter or early second quarter. The first three buildings at Patterson and Hambright roads total just over 450,000 square feet.

The first phase of North Chase at the Park includes buildings of 245,134, 116,072 and 89,065 square feet, respectively, that can accommodate multiple tenants. The developer is looking to capture demand for small and medium-sized industrial space in the region.

Tracy White, senior vice president of development for McDonald Development, said his team was attracted to the Huntersville market and the site's interstate proximity. The park is about 2 miles from the interchange for interstates 77 and 485.

December 1, 2023

"The tenant mix and user mix in Huntersville, especially just outside of I-485 was ripe for the picking," White said.



McDonald Development Co. is planning for seven industrial buildings upon full buildout at North Chase at the Park. [Renderings.com]

McDonald Development has plans for four more buildings at North Chase at the Park. According to a site plan provided by the developer, those buildings will range between 135,212 and 291,200 square feet. Development will begin on the next phase after the first buildings lease up.

Cushman & Wakefield's Fermin Deoca, Eric Ridlehoover and Matt Treble are leading leasing efforts at North Chase at the Park. Duffey Southeast Construction is the general contractor for the project, and Harley Commercial Architecture is the architect. Bohler Engineering is the civil engineer, while Pedulla Excavating and Paving is handling site work.

"We're trying to meet the needs of the market," Deoca said. "I think the market is telling us that we need more of this type of product in this area because that is where the population is moving. We need service companies to be able to accommodate the employee base there."

McDonald Development Company
3715 Northside Parkway NW, Building 200, Suite 700
Atlanta, Georgia 30327
404.239.0885
mcdco.com