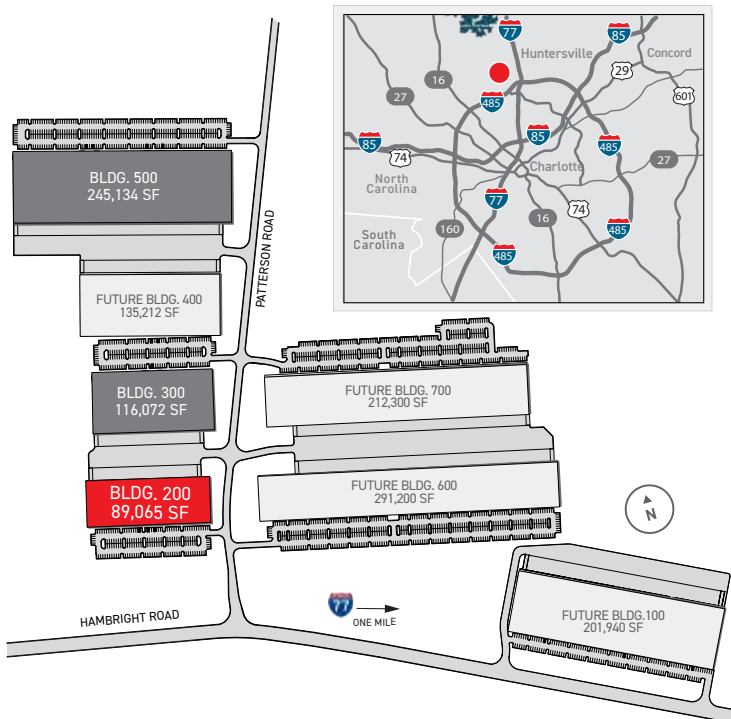


North Chase at The Park

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 Hambricht 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.



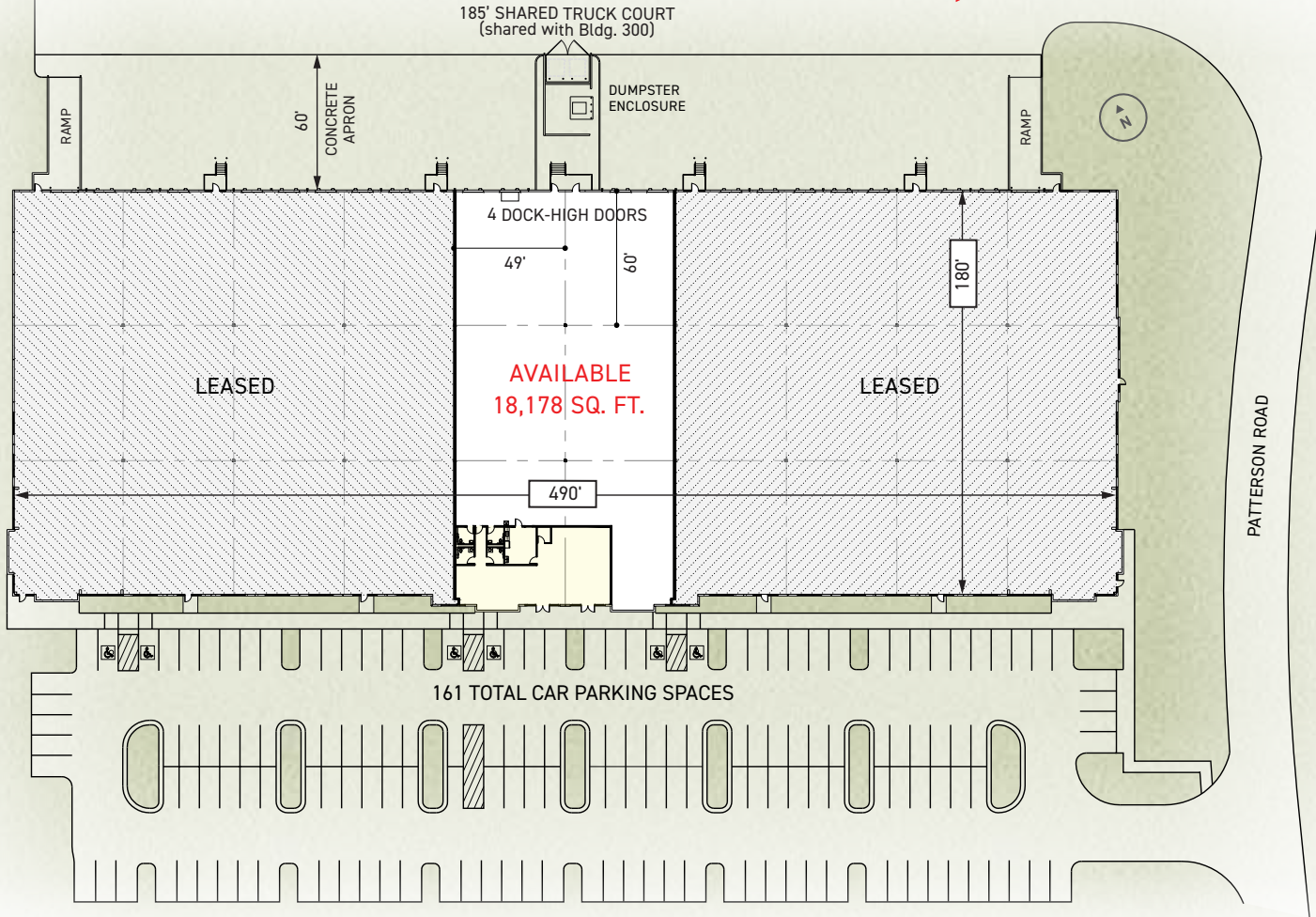
For leasing information contact:



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

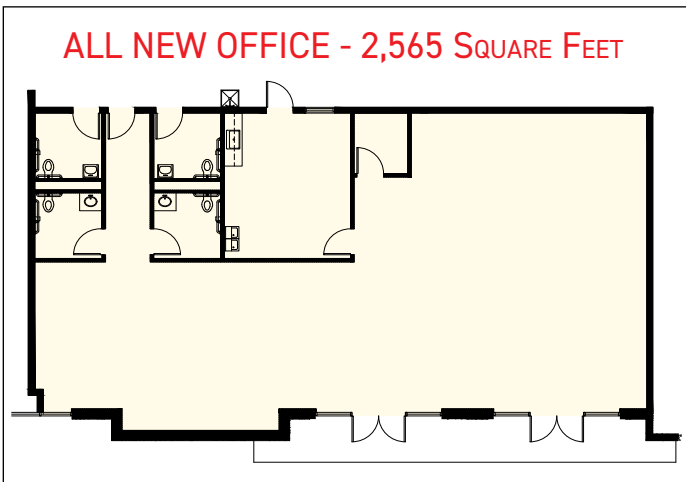
Matt Treble
matt.treble@cushwake.com
(704) 335-4430

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



North Chase at The Park

BUILDING 200 11621 PATTERSON ROAD
HUNTERSVILLE NC 28078



<u>SUITE 230</u>	<u>18,178 Sq. Ft. Available</u>
Office Area:	2,565 Sq. Ft. Under Construction
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