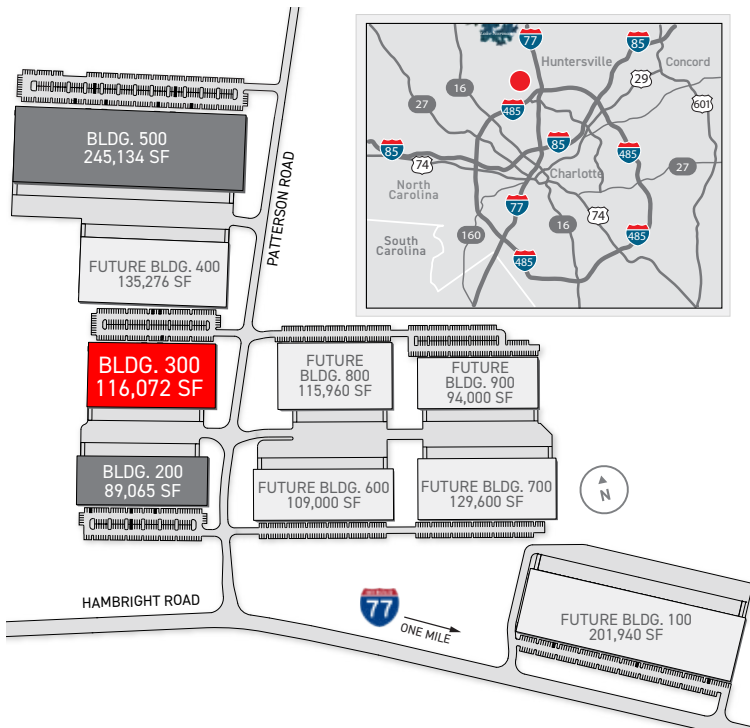


# North Chase at The Park

Building 300

Up to 58,049 Sq. Ft. Available

11731 Patterson Road, Huntersville NC 28078



## AVAILABLE FOR LEASE

Up to 58,049 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, which includes Buildings 200, 300 and 500. These three rear-load, manufacturing/distribution buildings total 450,271 square feet. Building 300 contains 116,072 square feet, with 58,049 square feet available for lease. Six additional buildings are planned for future phases in the park.



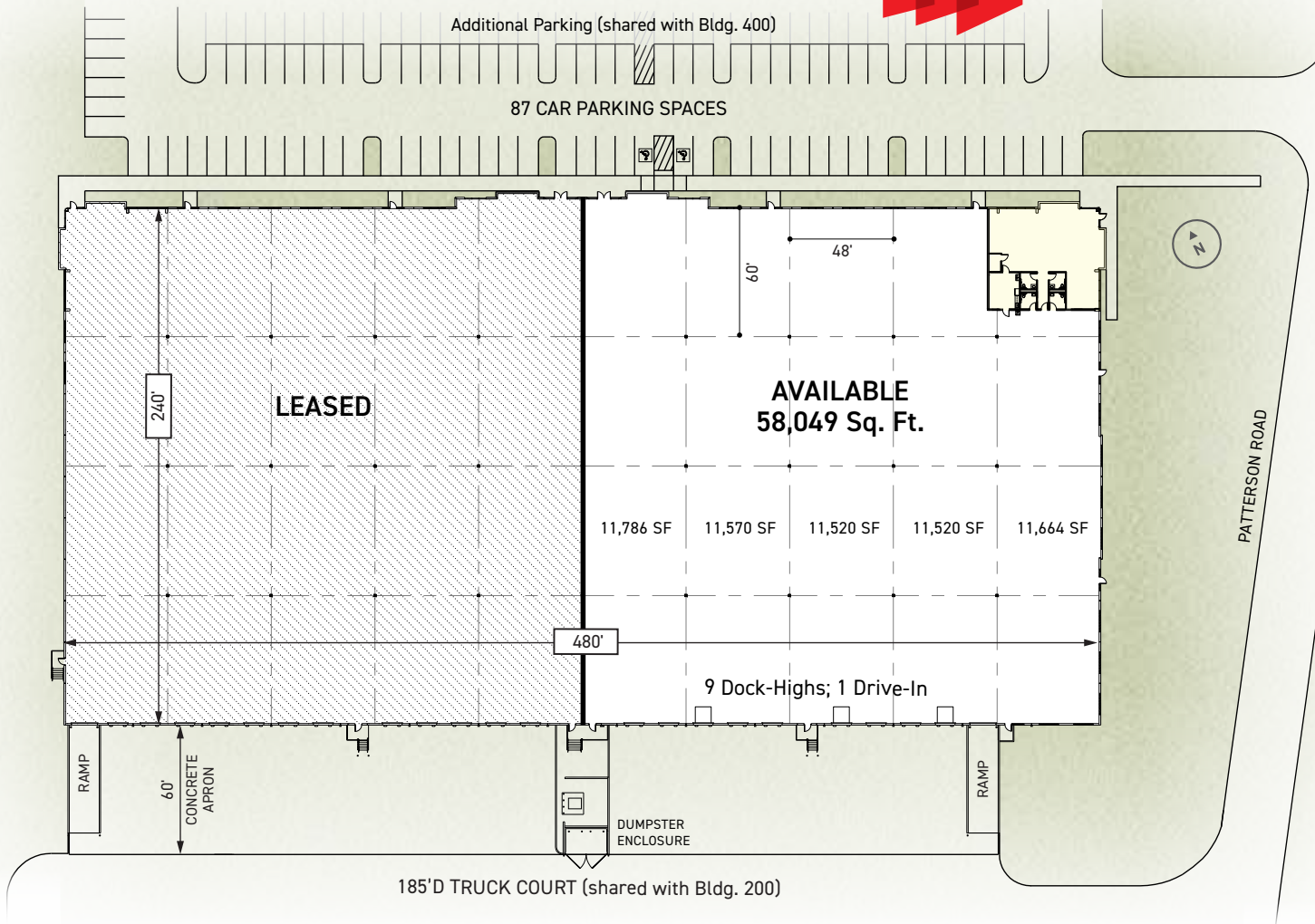
For leasing information contact:



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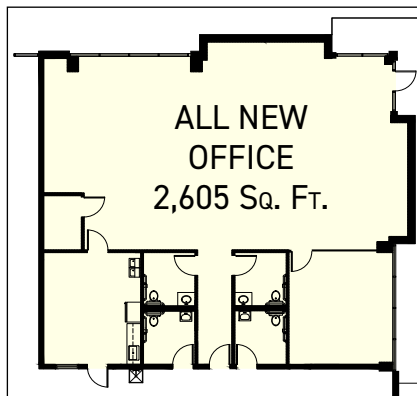
## North Chase at The Park

**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
Lighting:	LED Fixtures with Motion Sensors
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 14') Ramped Drive-Ins
Truck Court:	185' D Truck Court (shared with Building 200); 60' Concrete Apron
Sprinkler:	ESFR System

## 58,049 Sq. Ft. Available - Move-In Ready

Office Area:	2,605 Sq. Ft.
Office Lighting:	LED Fixtures
Warehouse Lighting:	LED Fixtures with Motion Sensors (4 bays @ 25 fc avg.; others @ 10 fc avg.)
Dock Doors:	9 (9' x 10') Dock-Highs; 3 (35,000 lb.) Pit Levelers; 1 (12' x 14') Ramped Drive-In Door



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