

**Q3 2023
DELIVERY!**

**154,388 SF
CLASS A
DISTRIBUTION
CENTER**



77 NORTH LOGISTICS CENTER

154,388 SF Available

12010 Mt. Holly-Huntersville Road, Huntersville, NC 28078



77 North Logistics Center is situated along the I-77 corridor at the first exit north of the I-485 loop, allowing users to draw educated and highly skilled employees from every corner of the Charlotte MSA. This location offers direct access to I-77 one mile south via the Hambright Road and 2.1 miles north along Gilead Road, as well as direct access to I-485 2 miles to the south.



154,388 available square feet

CLOSE PROXIMITY TO I-77 & I-485

NEIGHBORING CORPORATE PARK SETTING

IMMEDIATE ACCESS TO EMPLOYEE AMENITIES (GILEAD ROAD)

DYNAMIC AND GROWING MSA

ESTIMATED DELIVERY DATE: Q3 2023

HIGHLY DESIRABLE LOCATION ALONG I-77 CORRIDOR

BUILDING TYPE: Rear-Load

CLEAR HEIGHT: 36' at first column line

AUTO PARKING: 113 spaces

TRAILER PARKING: 10 spaces

DOCKS: 28 (9' x 10')

DRIVE-IN DOORS: 2 (14' x 16')

BUILDING DIMENSIONS: 260'D x 594'W

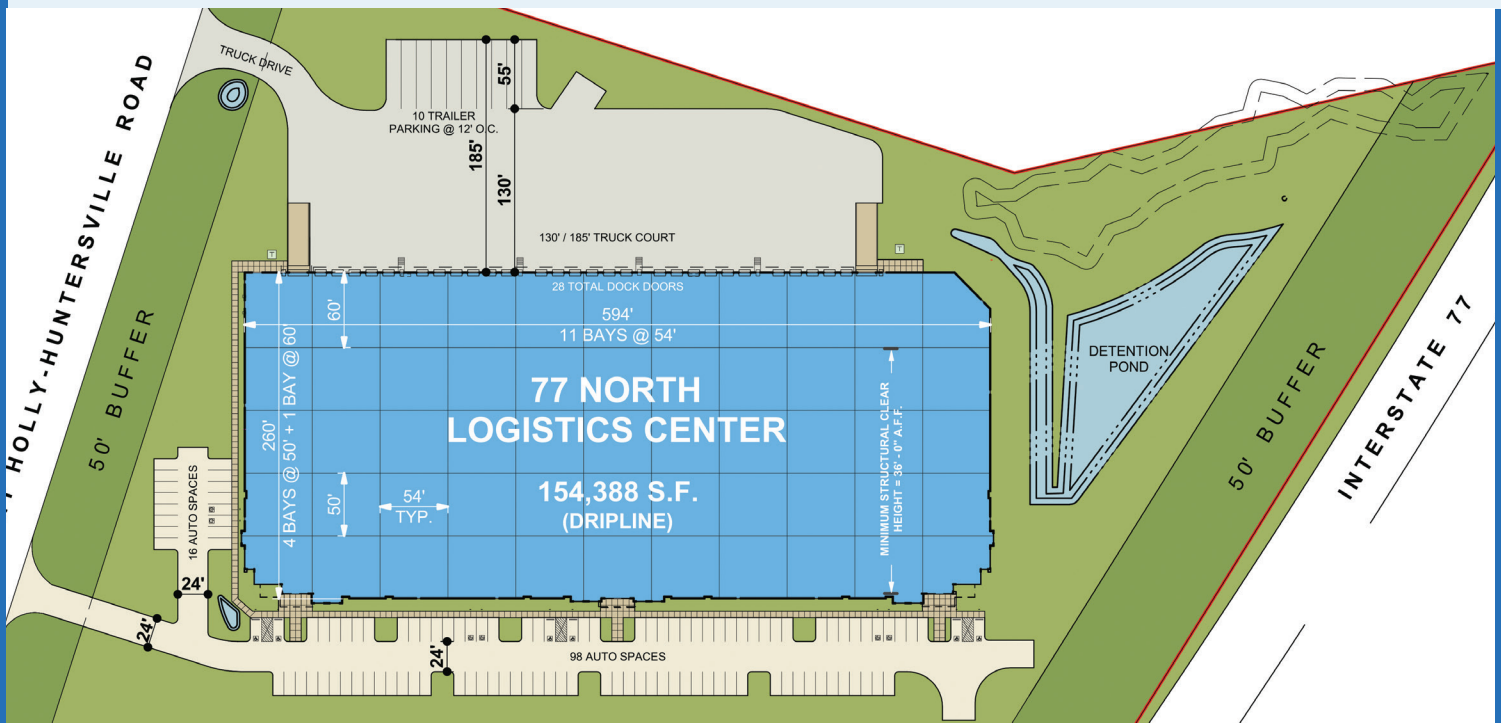
TYPICAL BAY SIZE: 50'D x 54'W

STAGING BAY SIZE: 60'D x 54'W

TRUCK COURT DEPTH: 130' / 185'

ZONING: CB

LED LIGHTING



Notable Distances

Air

Charlotte Douglas International Airport	16.2 miles
Raleigh-Durham International Airport	151 miles
Hartsfield-Jackson Atlanta International Airport	256 miles

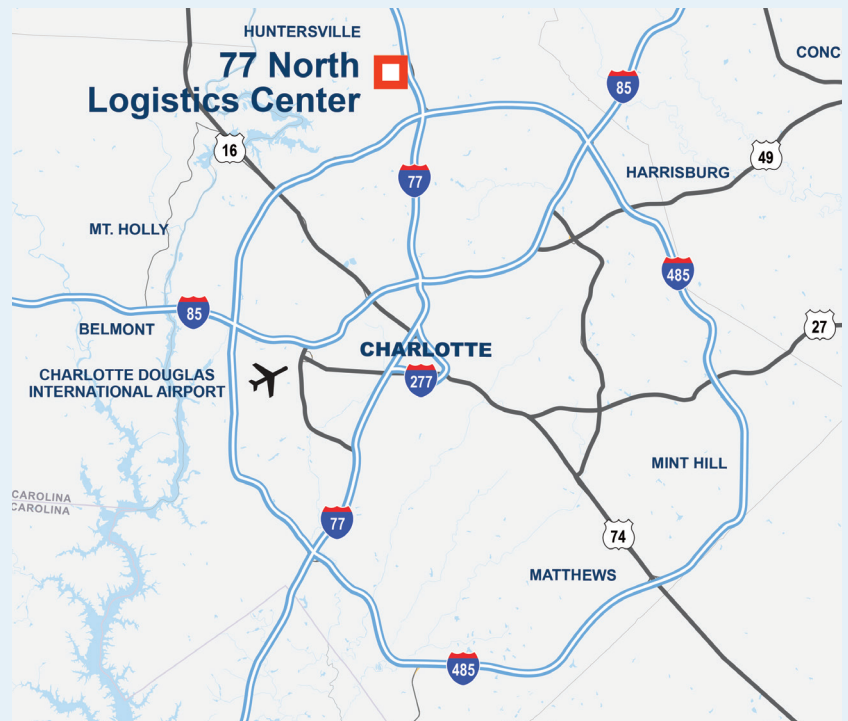
Interstate

I-77 (S)	1 miles
I-77 (N)	2.1 miles
I-485	2.8 miles
I-85	12.7 miles

Port Cities

Inland Port Greer	92.6 miles
Charleston, SC	223 miles
Savannah, GA	263 miles
Norfolk, VA	319 miles
Brunswick, GA	338 miles
Jacksonville, FL	395 miles

77 North Logistics Center provides excellent access to an unparalleled transportation network facilitating a connection to the global economy.



For more information, or to set up a tour, please contact:

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