



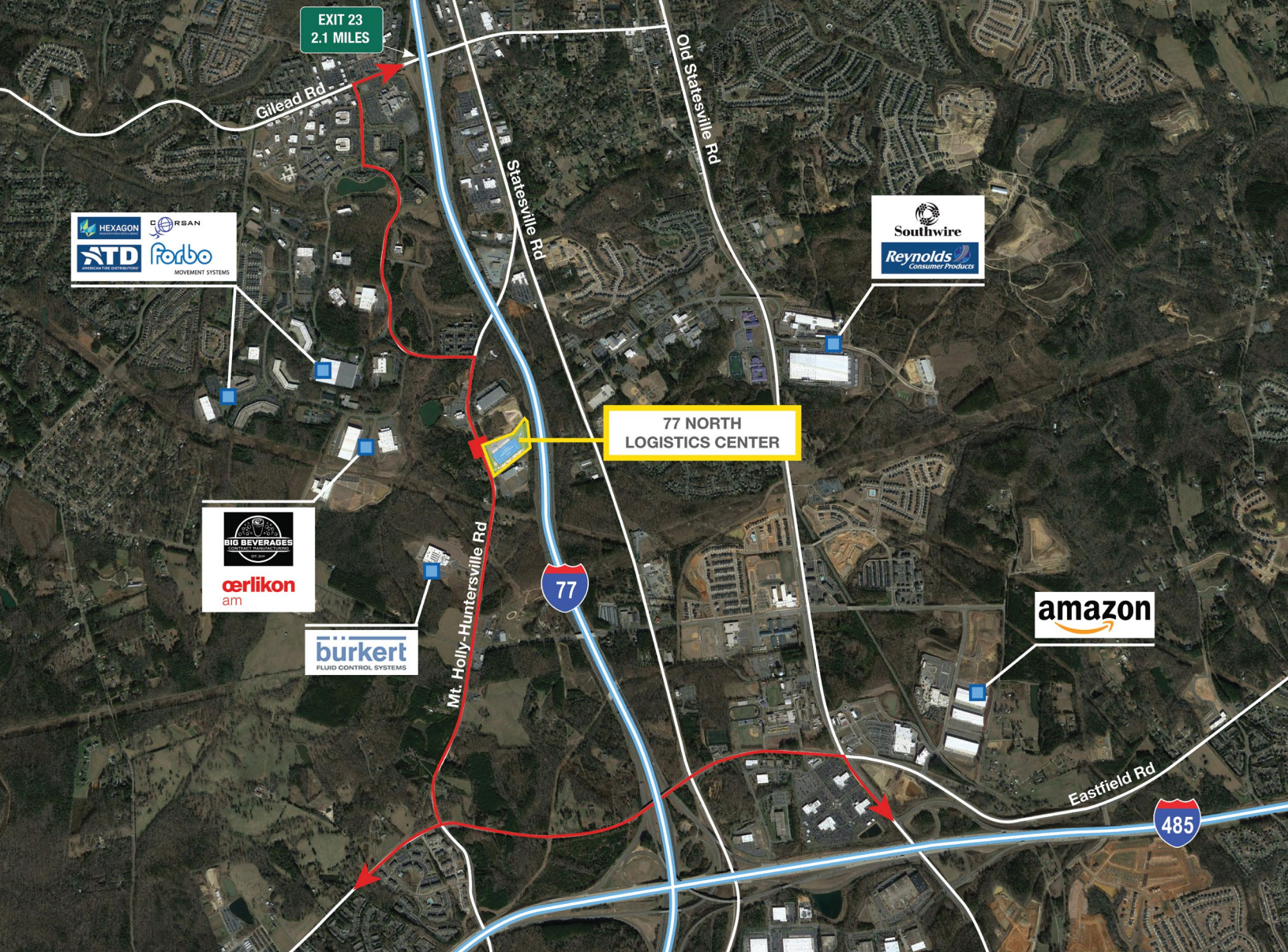
**AVAILABLE
NOW!**

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



77 NORTH LOGISTICS CENTER

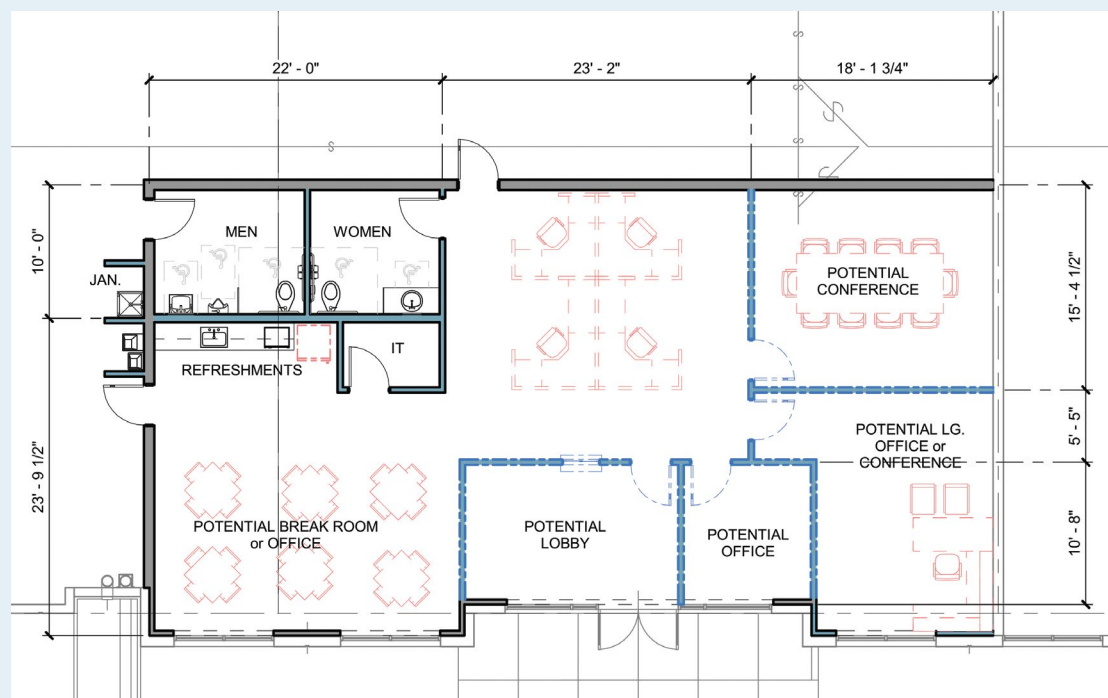
11910 Mt. Holly-Huntersville Road, Huntersville, NC 28078



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.



2,100 SF SPEC OFFICE PLAN



28,065

available
square
feet

CLOSE PROXIMITY TO I-77 & I-485

NEIGHBORING CORPORATE PARK
SETTING

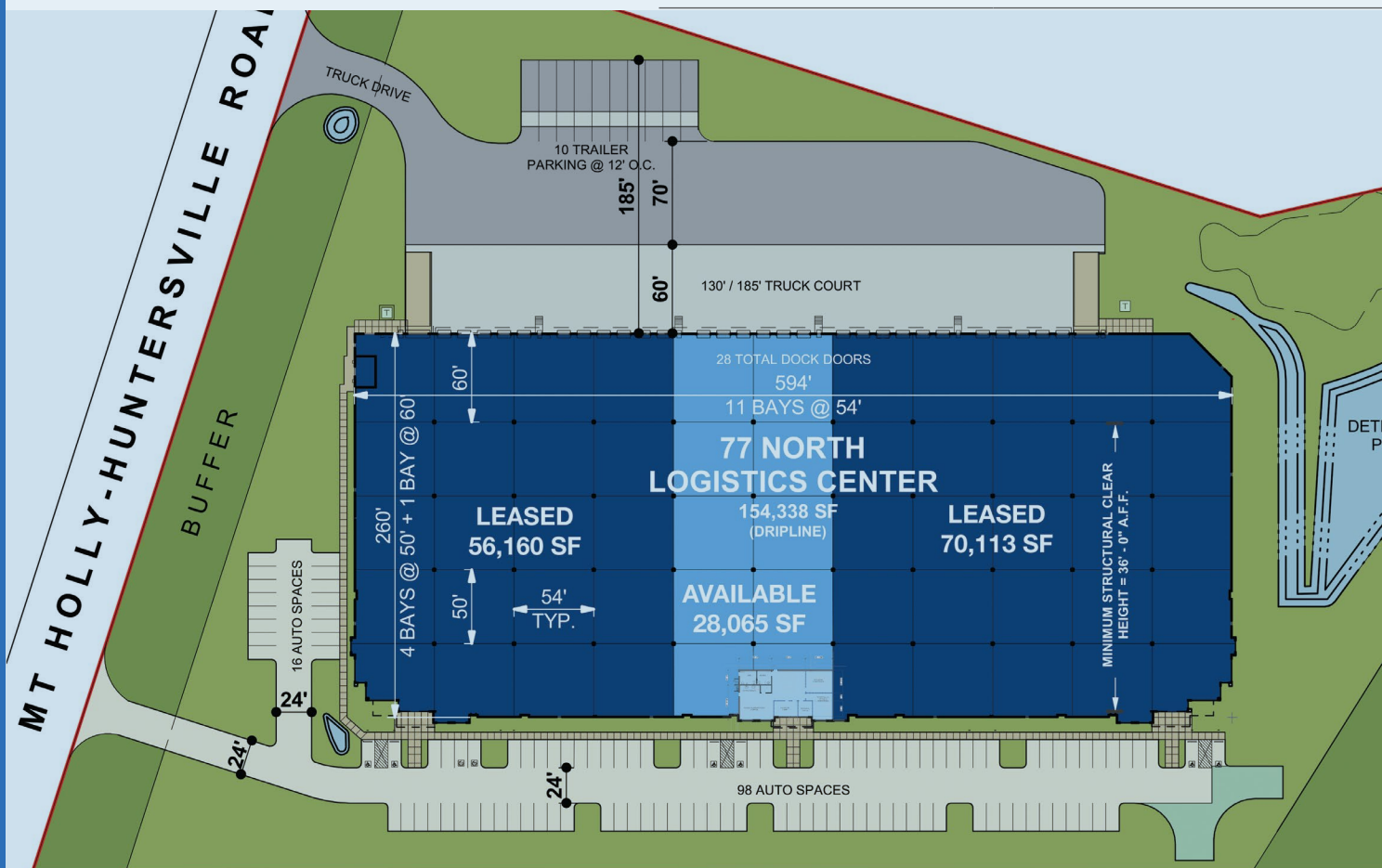
IMMEDIATE ACCESS TO EMPLOYEE
AMENITIES (GILEAD ROAD)

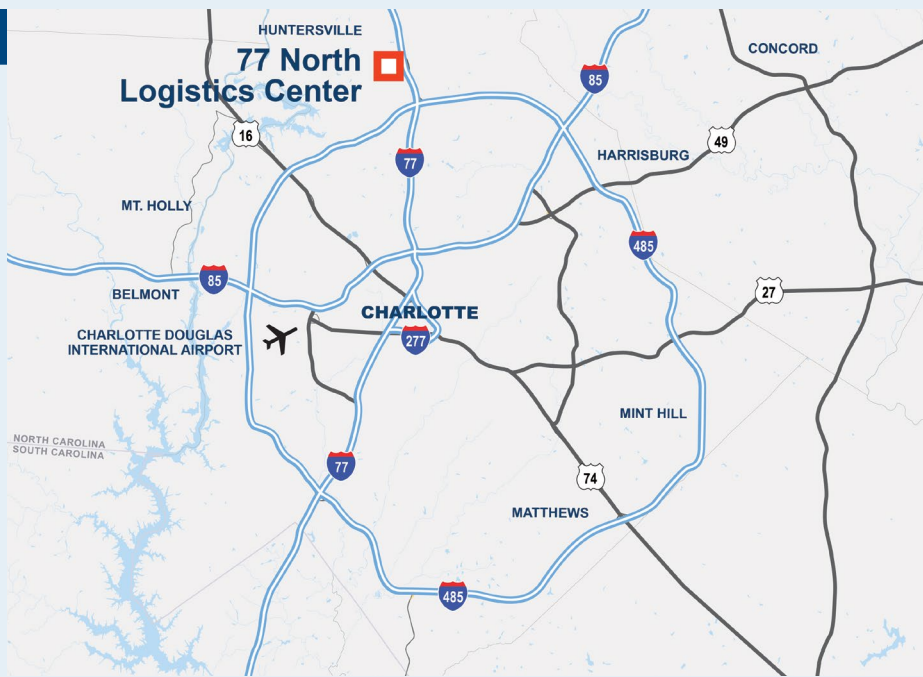
DYNAMIC AND GROWING MSA

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:	16 spaces
TRAILER PARKING:	0 spaces
DOCK DOORS:	6 (9' x 10')
DOCK LEVELERS:	One (1) 35,000 lb dock levelers located at every fourth door
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:	130' / 185'
SPEC OFFICE:	2,100 SF
FIRE SPRINKLER:	ESFR system with K-25 heads at 50 PSI
FLOOR SYSTEM:	6" Ductilcrete™ slabs with sawcut joints at column lines.
ROOF SYSTEM:	60 MIL, mechanically attached, white TPO roof system with R-20 insulation in two layers. 20-Year Warranty.
ELECTRICAL SERVICE:	3 phase, 480/277 volt system with two (2) 1,000 amp switch boards
ZONING:	CB





NOTABLE DISTANCES

AIR

Charlotte Douglas Int'l Airport 16.2 miles
 Raleigh-Durham Int'l Airport 151 miles
 Hartsfield-Jackson Int'l Airport 256 miles

INTERSTATE

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

PORTS

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 connected to the global economy.



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

**AVISON
YOUNG**

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