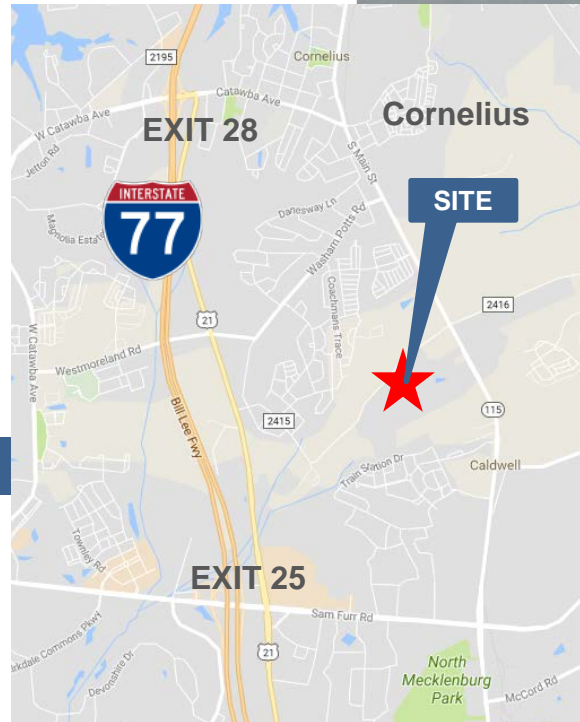


Industrial Building for Sale or Lease – Cornelius NC

18530 Starcreek Drive
Cornelius NC 28031

Located off Bailey Road in highly sought-after industrial area. Convenient to Lake Norman, Davidson, Huntersville and I-77 Exits 25 and 28.

- One-Story Industrial Building
- Office/Flex, Warehouse
- 12,800 +/- SF Total
 - 3,500 +/- sf office
 - 9,300 +/- sf warehouse
- Heated warehouse
- Two 8'x10' dock doors
- One 14'x14' drive-in door
- Total acreage: 1.63 +/- acres
- 19' clear height
- Fully paved parking lot and large paved truck court
- Zoning: IC



LEASE PRICE: \$7.95/sf NNN

SALE PRICE: \$1,250,000



Steve Knox 704.896.1911
steve@knoxgroupinc.com

16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078

18530 Starcreek Drive, Cornelius NC 28031



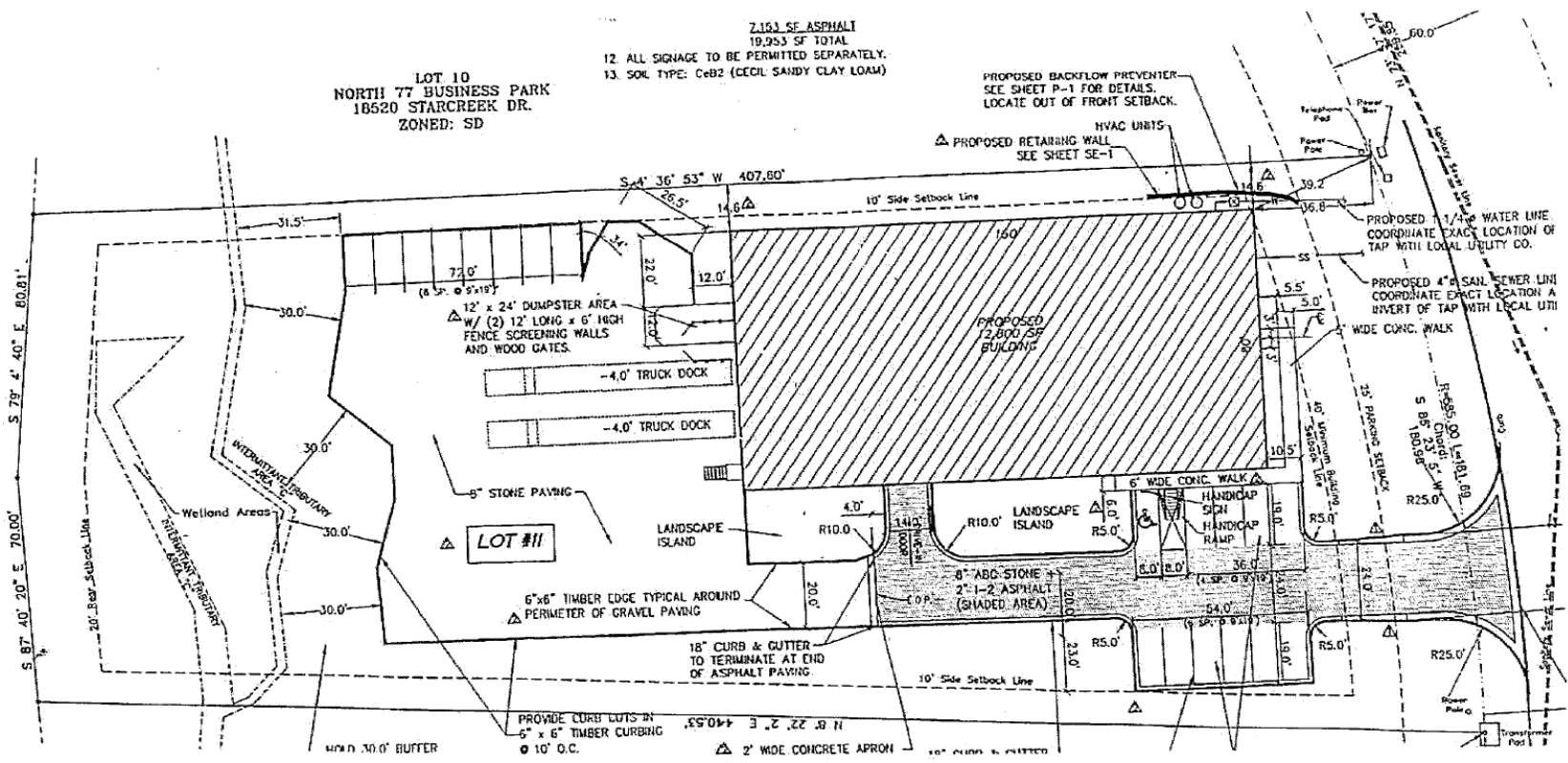
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18530 Starcreek Drive, Cornelius NC 28031

NORTH 77 BUSINESS PARK LLC
ZONED: SD

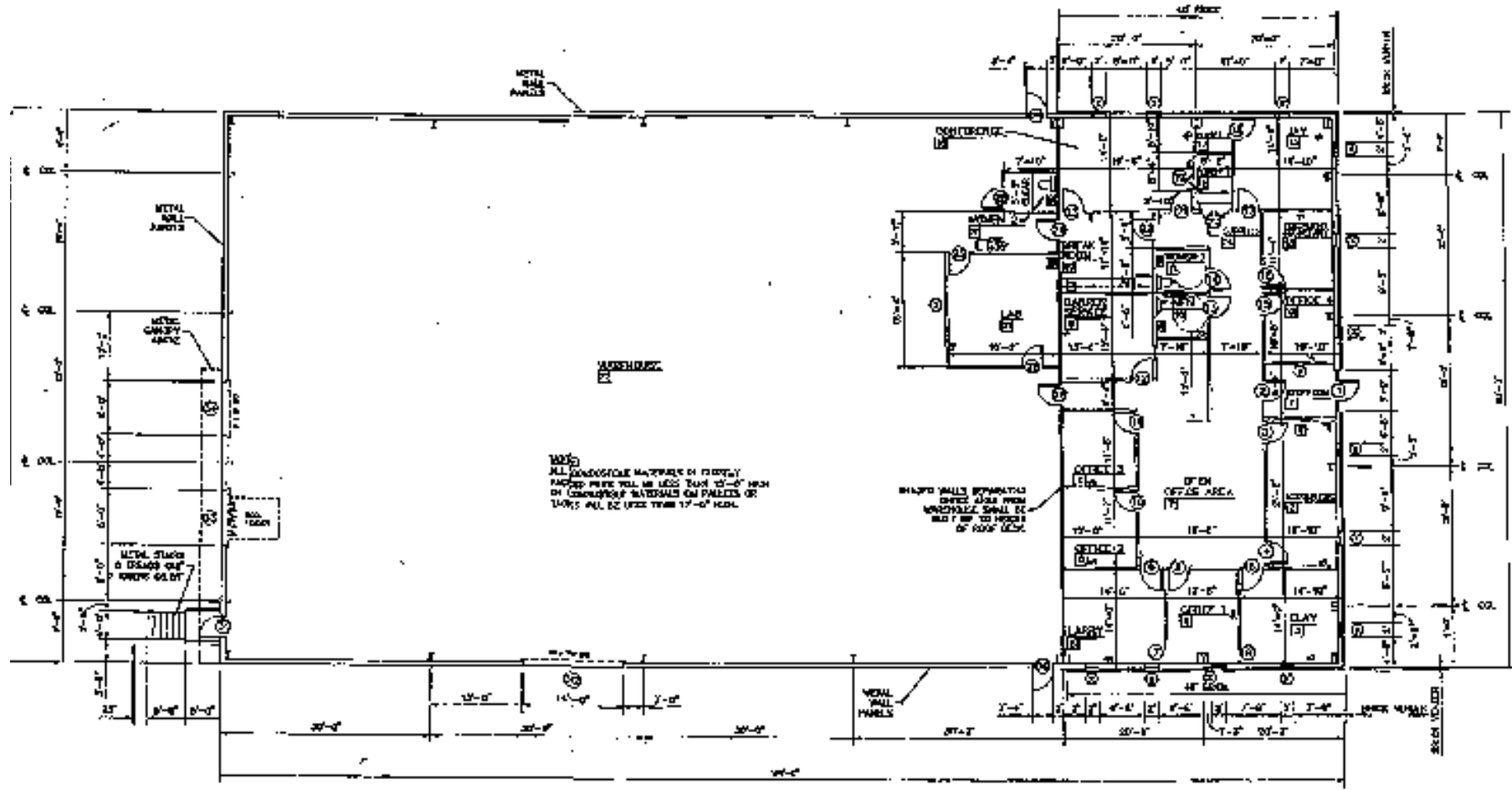
LOT 10
NORTH 77 BUSINESS PARK
18520 STARCREEK DR.
ZONED: SD

2.153 SE ASPHALT
19,953 SF TOTAL
12. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
13. SOIL TYPE: C&B2 (CECIL SANDY CLAY LOAM)



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