



For Sale or Lease

113,316 SF Facility

- Mecklenburg county
- Ample parking with ability to expand
- Great Location:
 - ± 0.2 miles to I-77
 - ± 0.5 miles to Lake Norman
 - ± 1.0 mile to Davidson
 - ± 3.0 miles to Huntersville
 - ± 11 miles to Charlotte

20310 Chartwell Center Dr
Cornelius NC 28031

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4201 Congress Street, Suite 300
Charlotte, NC
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Please visit www.availableREMWR.com for virtual tour, more photos,
CAD drawings and floor plans, and other additional information.



20310 Chartwell Center Drive

Building features

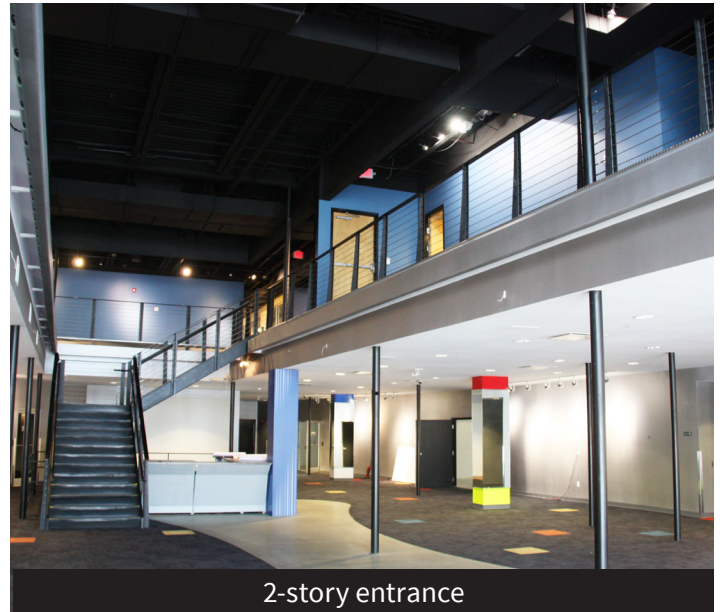
- Total size: +/-113,316 s.f.
- Production/ Manufacturing: +/-69,146 s.f.
- Office: +/-13,927 s.f.
- Mezzanine: +/- 30,243 s.f.
- Main level: +/- 83,073 s.f.
- Covered left side: +/- 15,375 s.f. (not included in total s.f.)
- Covered entrance area: +/- 362 s.f. (not included in total s.f.)
- Acreage: 8.2013
- Zoning: HC
- Parking: Up to +/- 275 auto spaces
- Sprinkler: Wet
- Ceiling height: 23' - 26'8"
- Drive-in doors: 6
- Lighting: T-5 (typical)
- Air: 100% HVAC
- Transformer 1: 1,500 KVA / 3 ph / 277/480v
- Transformer 2: 1,000 KVA / 3 ph / 120/208v
- Fenced site
- Lighted parking area
- Keyless entry

Utilities

- Power: Energy United
- Gas: Piedmont Natural Gas
- Water/sewer: City of Charlotte
- Fiber: Level 3

Pricing

- Purchase price: \$8,900,000
- Lease rate: \$6.95/SF NNN



2-story entrance



Mezzanine / catwalk in main production area



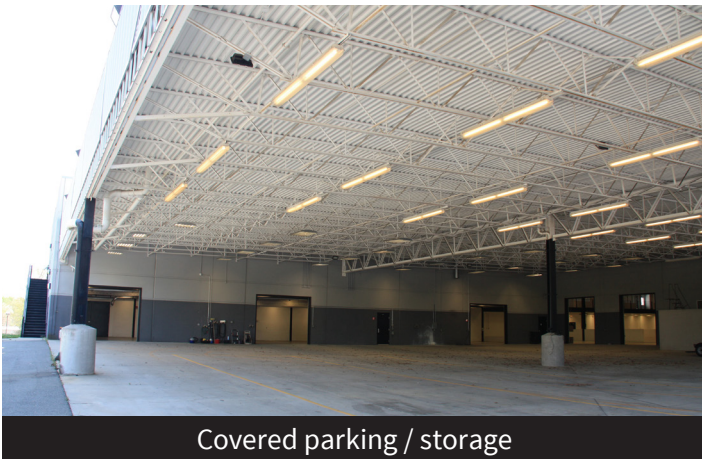
Main production area



Executive conference room



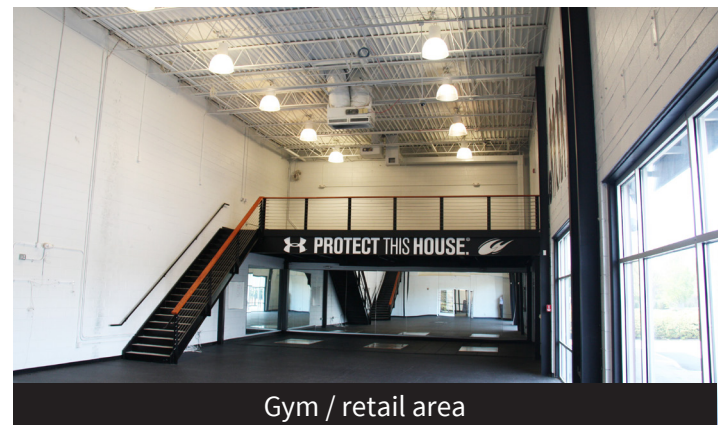
Training center



Covered parking / storage



Entrance



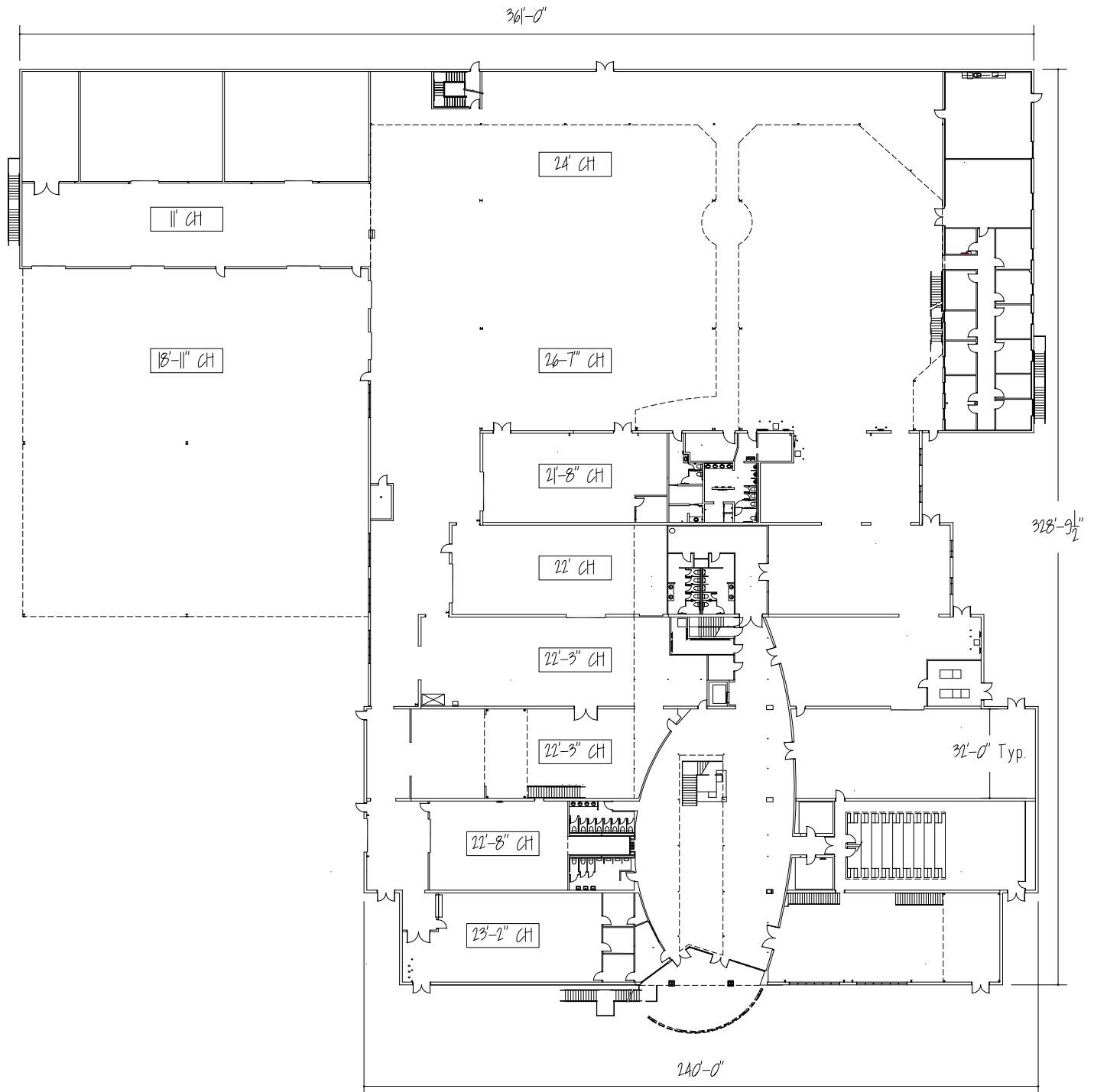
Gym / retail area



Office hallway

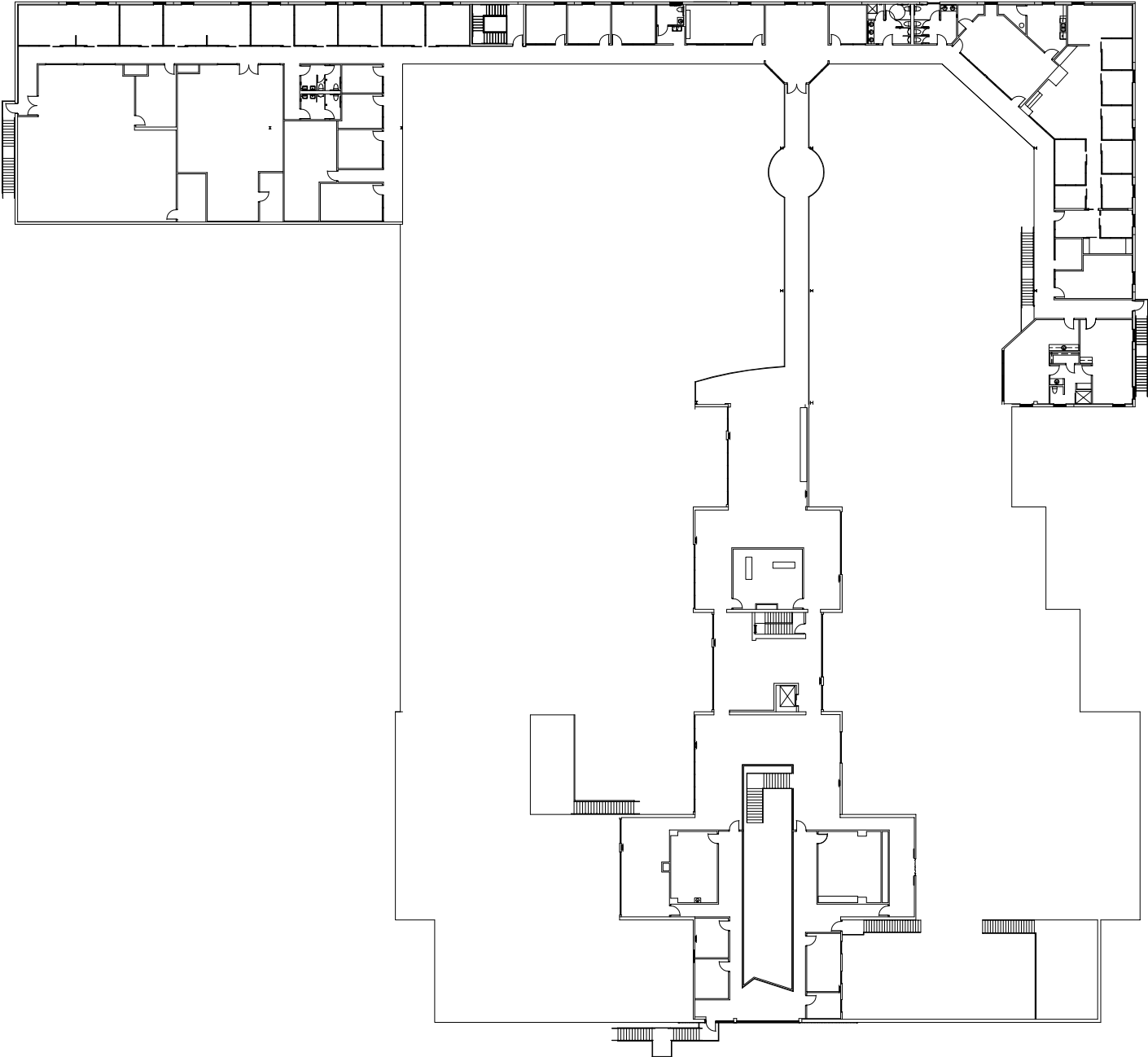
20310 Chartwell Center Drive - floorplan

Main level



20310 Chartwell Center Drive - floorplan

Mezzanine



The surrounding area



Amenities

Restaurants/Bars

- 1 Mac's Speed Shop
- 2 Kobe Hero Japanese Steakhouse
- 3 Harvey's in Cornelius
- 4 Asiana Fusion Sushi
- 5 The Wine Cellar
- 6 Thai House Cornelius
- 7 Zapata's Cantina Mexican
- 8 Lake Town Tavern
- 9 Sushi at the Lake
- 10 Irish Cue
- 11 Big Al's Pub & Grubberia
- 12 Monterrey Mexican Restaurant

Fast Food

- 1 Wendy's
- 2 McDonald's
- 3 Taco Bell
- 4 Pizza Hut

- 5 KFC
- 6 Starbucks
- 7 Starbucks

Hotels

- 1 Comfort Inn & Suites
- 2 Clarion Inn
- 3 Hampton Inn
- 4 Days Inn
- 5 Econo Lodge & Suites

Grocery Stores

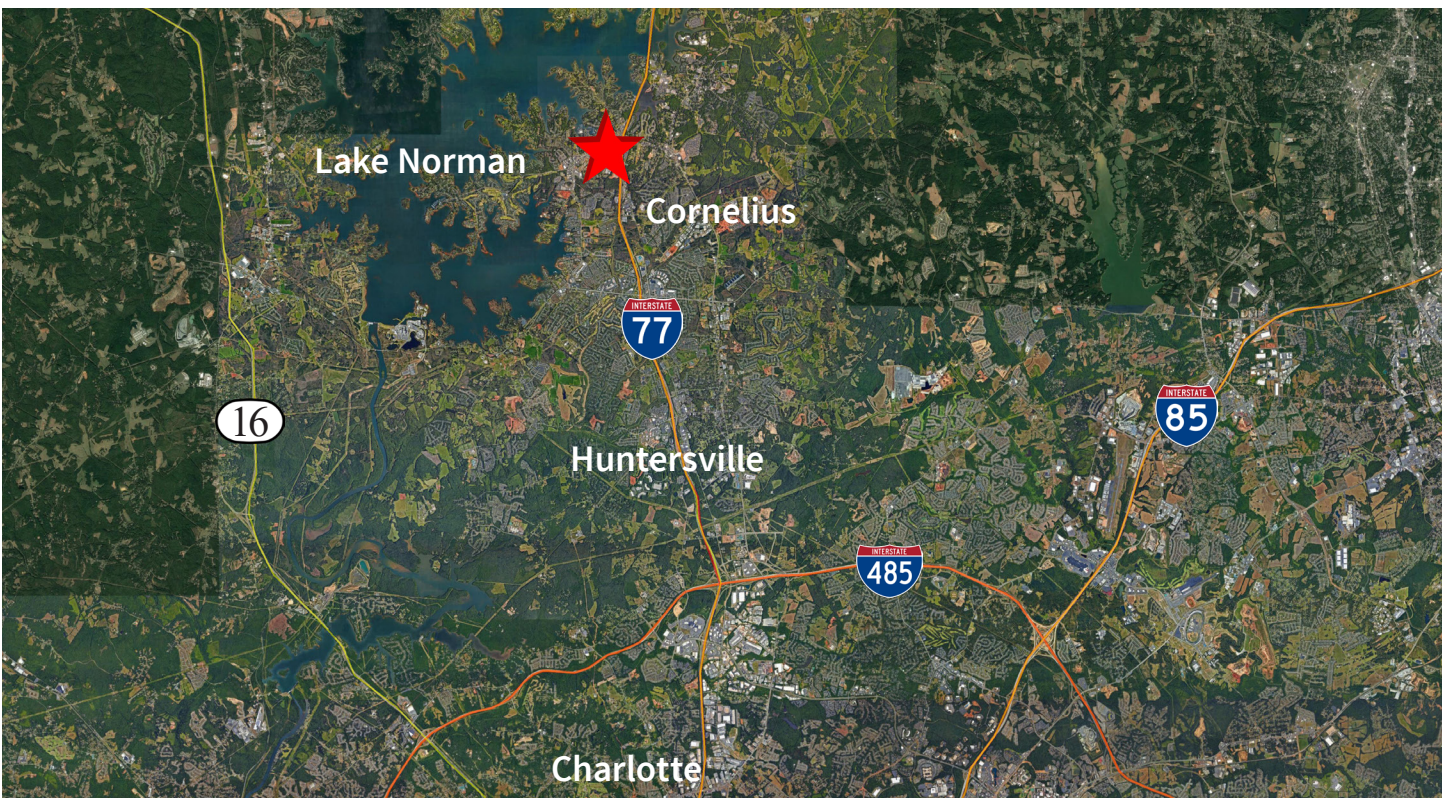
- 1 The Fresh Market
- 2 Publix
- 3 Harris Teeter

Shopping

- 1 Mattress Express
- 2 West Marine
- 3 EmbroidMe - Lake Norman
- 4 Blockbuster
- 5 Peek-a-boo Couture
- 6 Goodwill
- 7 Custom Interiors
- 8 The Lily Rose
- 9 Papaya Papers

Miscellaneous

- 1 Gold's Gym
- 2 Sports and Fitness
- 3 Goodyear Tire & Auto Service
- 4 Jiffy Lube
- 5 Walgreens Pharmacy
- 6 Rite Aid Pharmacy
- 7 CVS Pharmacy
- 8 Holiday Marina



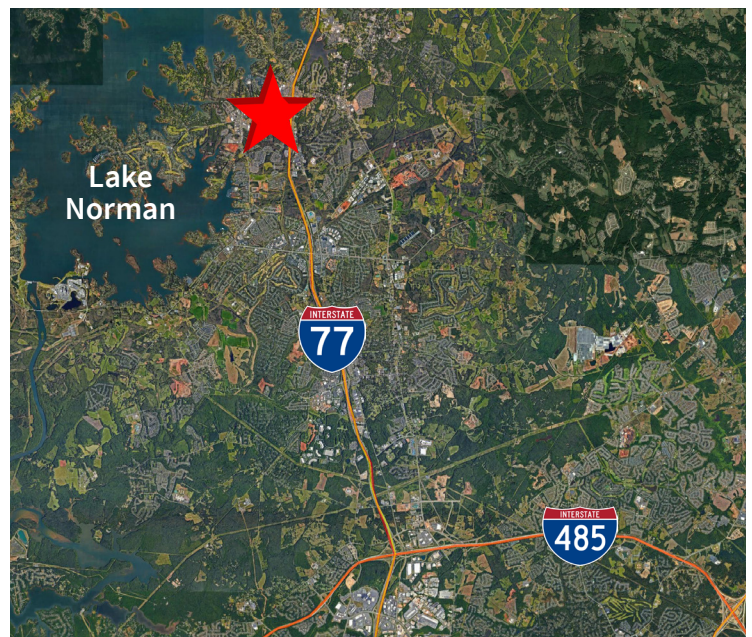


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