

FOR LEASE

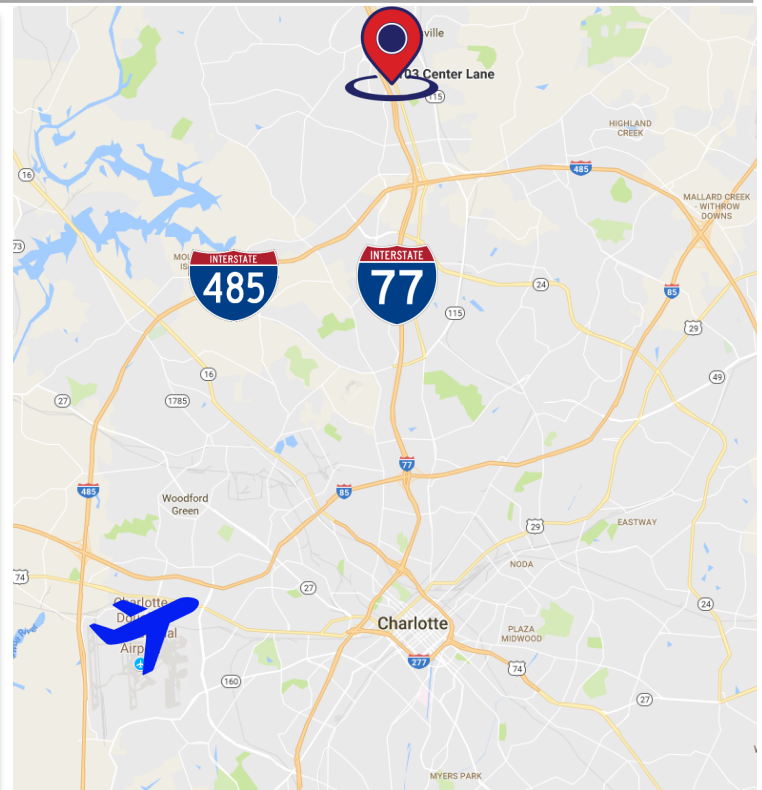
103 Center Lane | Huntersville, NC 28078

± 10,000 SF - ± 13,950 SF | ± 1.58 acres



PROPERTY DETAILS:

- ± 10,000 SF - ± 13,950 SF
- ± 12,030 shop/warehouse
- ± 1,920 SF office (renovated)
 - Reception area
 - 5 private offices
 - Break room
 - Shop office with window to shop
- ± 850 SF mezzanine (not included in square footage)
- 16'4" clear at center
- 14' at eave
- 10'7" at eave on addition
- 8 drive-in doors
 - (3) 12' x 14'
 - (5) 10' x 8'
- Zoned CB-Huntersville
- 100% climate controlled
- Skylights
- Sonitrol Security System
- Compressed air lines



LEASE RATE: \$8.60 psf NNN

PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

A. Scott Hensley, CCIM, SIOR
704.375.1164
shensley@piedmontproperties.com

For more information, please contact:
Lester E. Osborn, CCIM, SIOR
704.375.1131
losborn@piedmontproperties.com

FOR LEASE

103 Center Lane | Huntersville, NC 28028

PROPERTY PHOTOS



FRONT EXTERIOR



SHOP / WAREHOUSE



SHOP OFFICE



OFFICE

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PROPERTY PHOTOS



OFFICE



EXTRA LAND



OUTDOOR STORAGE - EAST SIDE

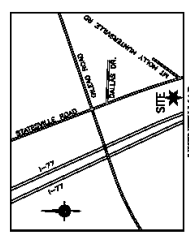


OUTDOOR STORAGE - WEST SIDE

PIEDMONT PROPERTIES
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NOTES: 1. THIS PLAN IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY OR ENGINEERING WORK.

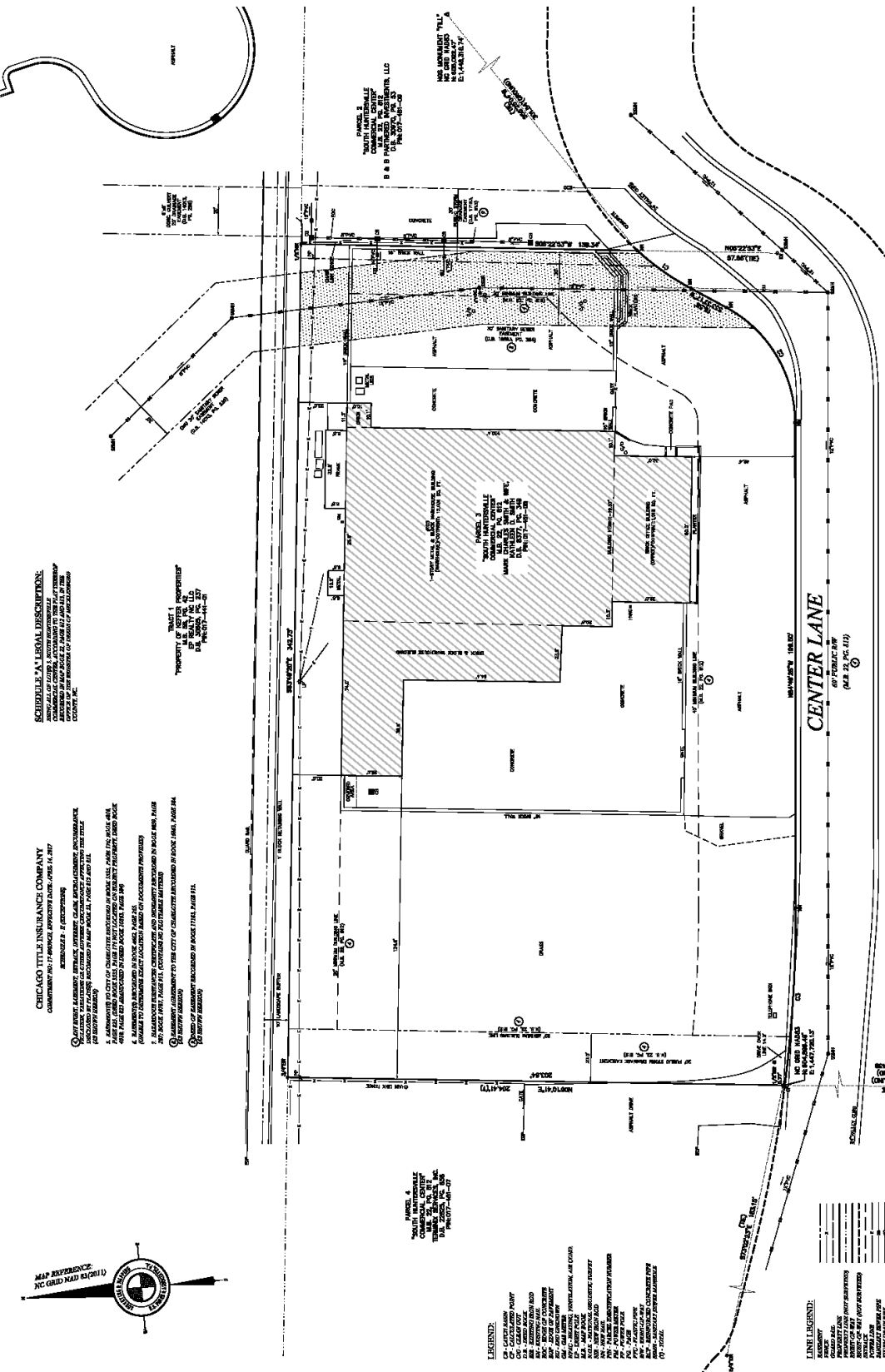
ZONING: SOUTH MATTHEWVILLE COMMUNITY DEVELOPMENT ZONING DISTRICT (SMDZ) MAP NO. 2004-117, P.C. 117.

PLANNING: SOUTH MATTHEWVILLE COMMUNITY DEVELOPMENT ZONING DISTRICT (SMDZ) MAP NO. 2004-117, P.C. 117.

ALTAIR'S CERTIFICATION: TO: CLIENTS OF THIS SURVEY AND ALL OTHERS WHO MAY BE AFFECTED BY THIS SURVEY.

CHALLENGE: CHALLENGE TO THE SURVEYOR'S PROFESSIONAL JUDGMENT AND ETHICS.

GPS CERTIFICATION: I, CHALLENGE, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS.



SCHEDULE 1: LEGAL DESCRIPTION: SOUTH MATTHEWVILLE COMMUNITY DEVELOPMENT ZONING DISTRICT (SMDZ) MAP NO. 2004-117, P.C. 117.

TABLE 1: LIST OF LOT AREA AND PERCENTAGE OF TOTAL LOT AREA.

CHICAGO TITLE INSURANCE COMPANY: CHICAGO TITLE INSURANCE COMPANY, 111 MADISON STREET, CHICAGO, ILLINOIS 60601.



LEGEND: 1. EXISTING BUILDING FOOTPRINT (Hatched pattern)

LINE LEGEND: 1. CENTER LANE (Solid line)

UTILITIES: 1. WATER MAIN (Dashed line)



FLOOD CERTIFICATION: THIS SURVEY WAS CONDUCTED IN AN AREA THAT IS NOT DESIGNATED AS A FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

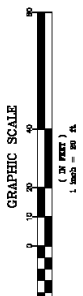


Table with 4 columns: AREA, PERCENTAGE, TOTAL AREA, and TOTAL PERCENTAGE.



Know where you dig. Call before you dig.

UTILITIES: 1. WATER MAIN (Dashed line)