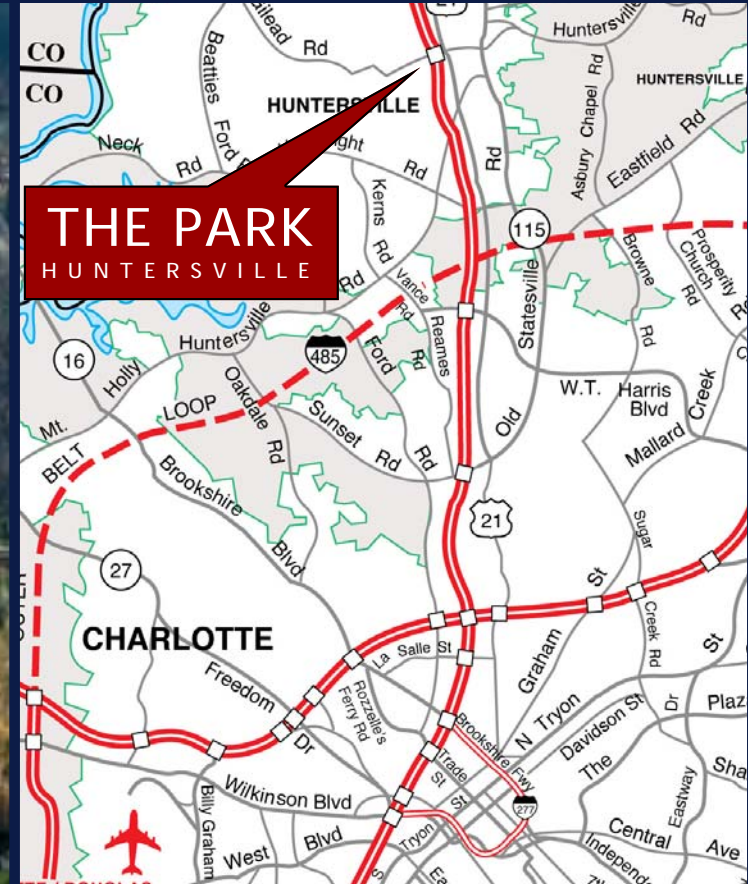


# AVAILABLE FOR LEASE

**PRICE  
REDUCED  
TO \$2.95 PSF**



13201 REESE BLVD ■ UNIT 200 ■ HUNTERSVILLE, NC

- ± **88,568 SF Total**
  - 72,481 warehouse/production space
  - 1,722 SF receiving area (1st floor)
  - 6,699 SF 1st floor office
  - 7,6660 SF 2nd floor office
- First Class facility located in one of the most dynamic Business Parks in the Carolinas
- 48' x 46' Column Spacing (typical)
- 14 8'x8' dock doors with pit level-ers, bollards, lights, and insulated doors with vision glass
- One 22' w x 14' h drive in door with ramp & platform
- ±13,193 SF of office (two floors)
- Shipping office, drivers entrance, conference room, Men's locker room, meeting rooms, large break room and outside break area
- 27' clear height
- 240' space depth
- 16 trailer parking spaces
- 61 auto parking spaces
- Immediate access to I-77
- ±4 miles from I-485
- ±13 miles to Uptown Charlotte

FOR ADDITIONAL  
INFORMATION CONTACT

LAWRENCE SHAW, SIOR  
lshaw@clarusproperties.com

**704.409.2361**

**CLARUS**

PROPERTIES, INC

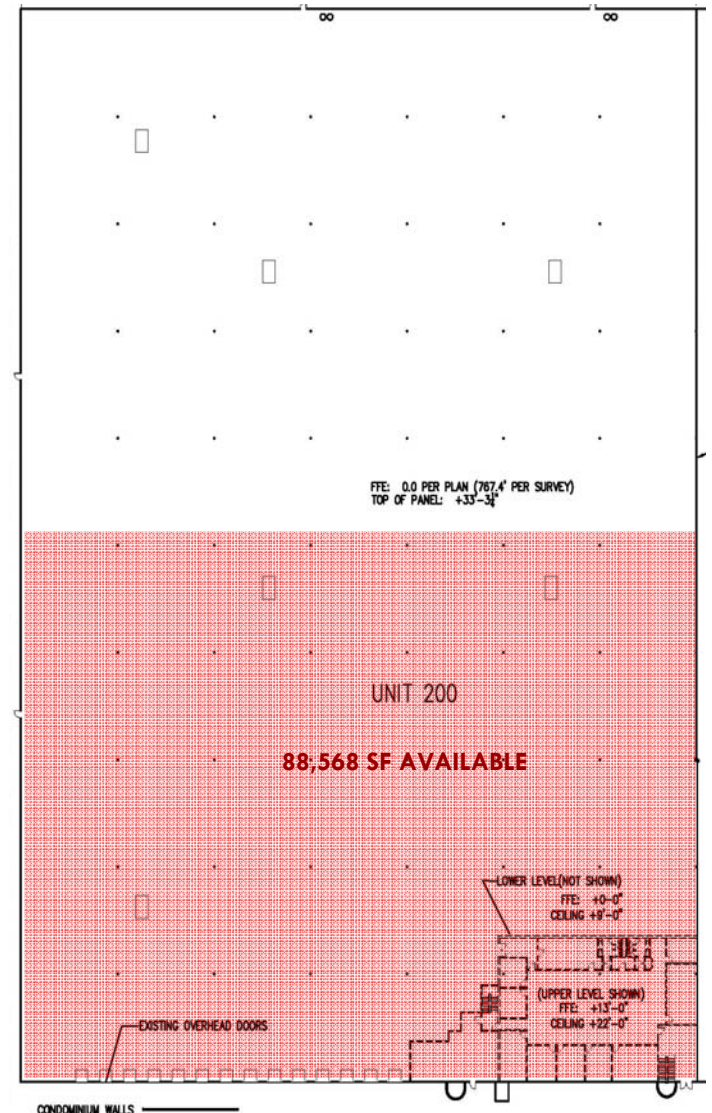
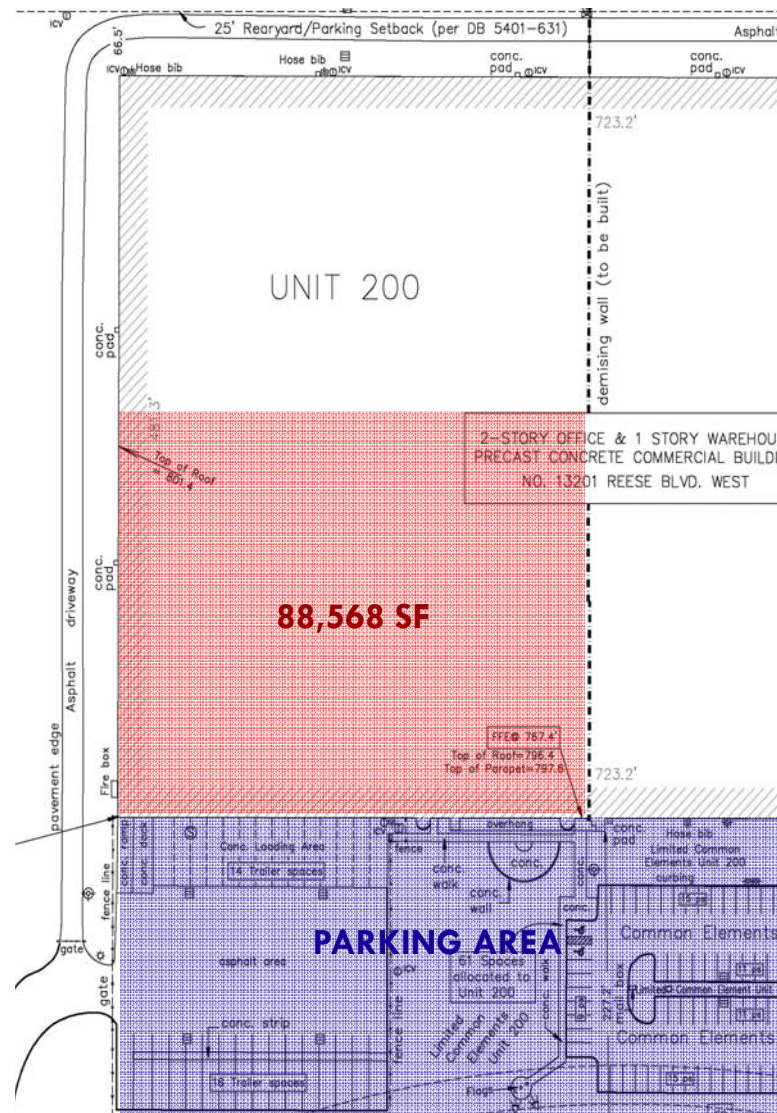
# THE PARK

HUNTERSVILLE

# 13201 REESE BLVD WEST

## SITE PLAN

## FLOOR PLAN



The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

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**CLARUS**  
PROPERTIES, INC