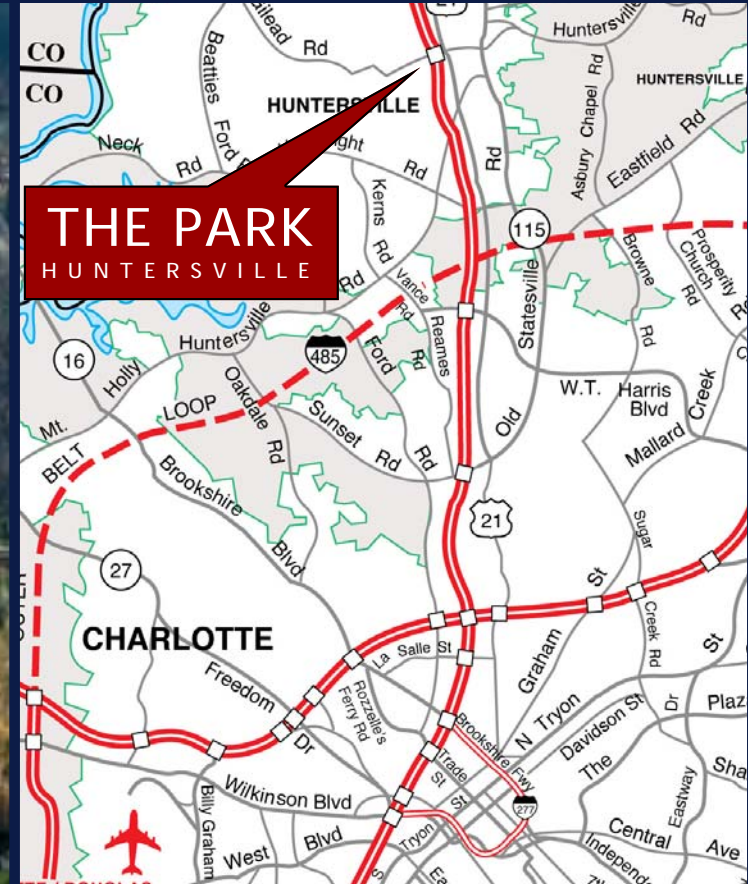


# AVAILABLE FOR LEASE

**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
  - 7,66600 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 levelers, 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

