



DEVELOPED BY
CRESCENT
COMMUNITIES

Brightshore
CAPITAL



12705 Commerce Station Dr
Huntersville, NC 28078

- Up to 465,000 SF
- Delivery Q1 2027

LEASING BY:

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±465,062 SF AVAILABLE FOR LEASE

AXIAL Commerce Station is a premier 465,062-square-foot industrial development in Huntersville, NC, strategically located along the I-77 corridor within the Charlotte MSA. The two-building project offers modern, LEED-ready facilities with best-in-class features and seamless access to the region's robust transportation and logistics network, making it ideal for today's industrial users.



PROPERTY OVERVIEW

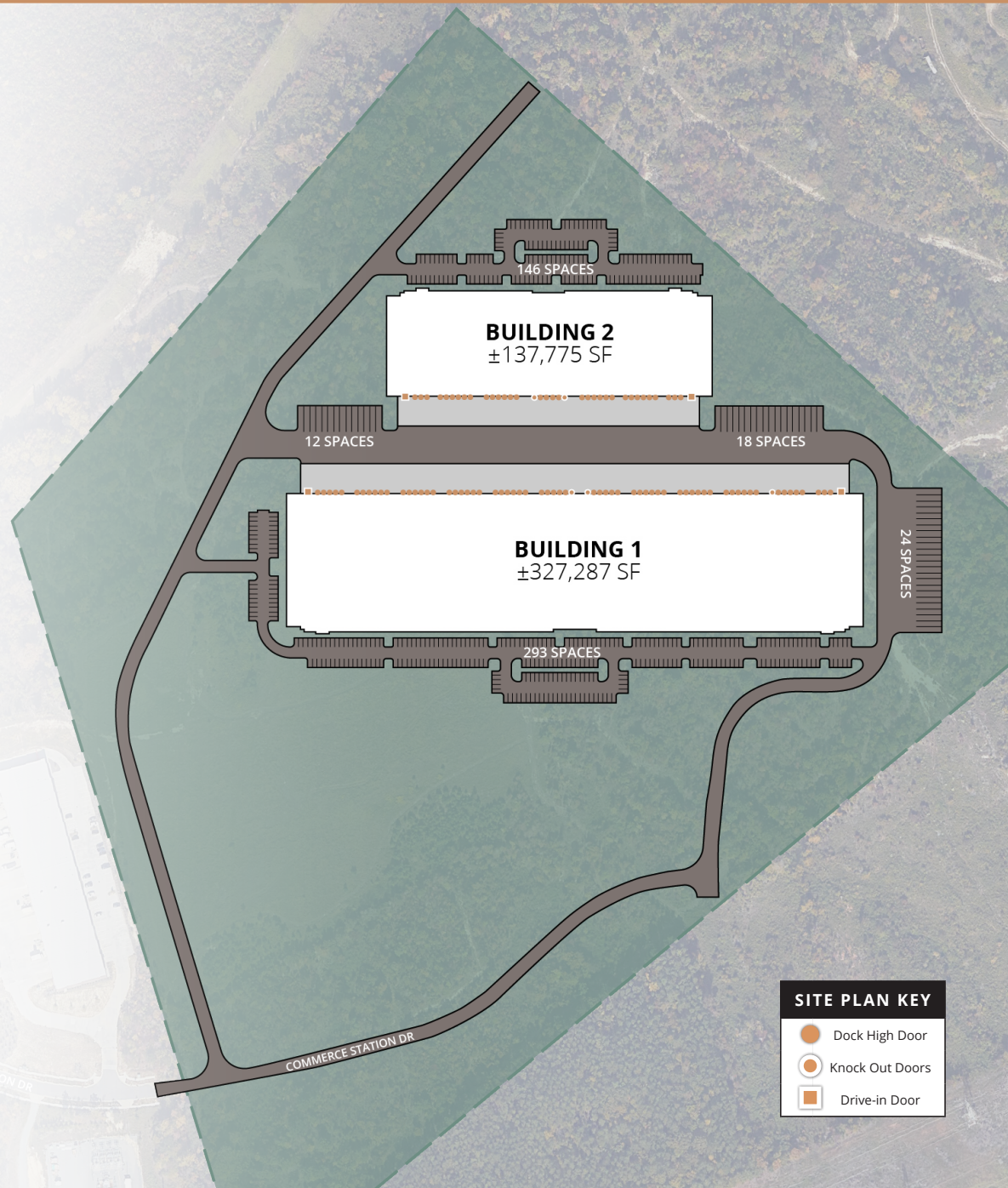
Address:	12705 Commerce Station Dr Huntersville, NC 28078
County:	Mecklenburg
Parcel ID:	01930105
Acreage:	±42.3 AC
Zoning:	CB
Building 1 SF:	±327,287 SF (Divisible)
Building 2 SF:	±137,775 SF (Divisible)



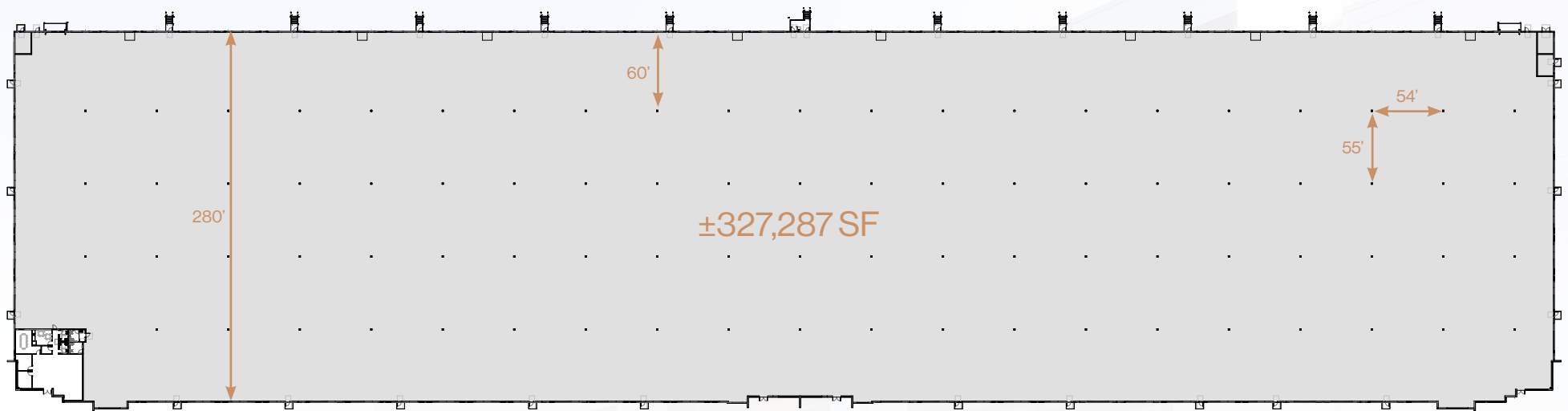
Property Features

BUILDING SPECIFICATIONS

	Building 1:	Building 2:
Building SF:	±327,287 SF	±137,775 SF
Building Dimensions:	1,164' x 280'	650' x 210'
Office SF:	±2,460 SF	±2,585 SF
Clear Height:	36'	32'
Floors:	4000 PSI 7" unreinforced	4000 PSI 6" unreinforced
Exterior Walls:	Concrete tilt-up	Concrete tilt-up
Roof Type:	TPO white, 60 mil	TPO white, 60 mil
Bay Size:	54' 0" x 55' 0" with 60' speedbay	54' 2" x 50' 0" with 60' speedbay
Dock High Doors:	(68) 9' x 10' doors	(38) 9' x 10' doors
Knock Out Panels:	(2) 14' x 16' knock outs	(2) 14' x 16' knock outs
Drive-In Doors:	(2) 14' x 16' doors	(2) 14' x 16' doors
Auto Parking:	293 spaces	146 spaces
Trailer Parking:	24 spaces	30 spaces
Truck Court:	130' shared	130' shared
Fire Protection:	ESFR sprinkler system	ESFR sprinkler system
Power:	~3,000 amps	~3,000 amps
Lighting:	LED with motion sensors 25 - 30 FC	LED with motion sensors 25 - 30 FC



Building One: Floor Plan



327K
BUILDING
SF

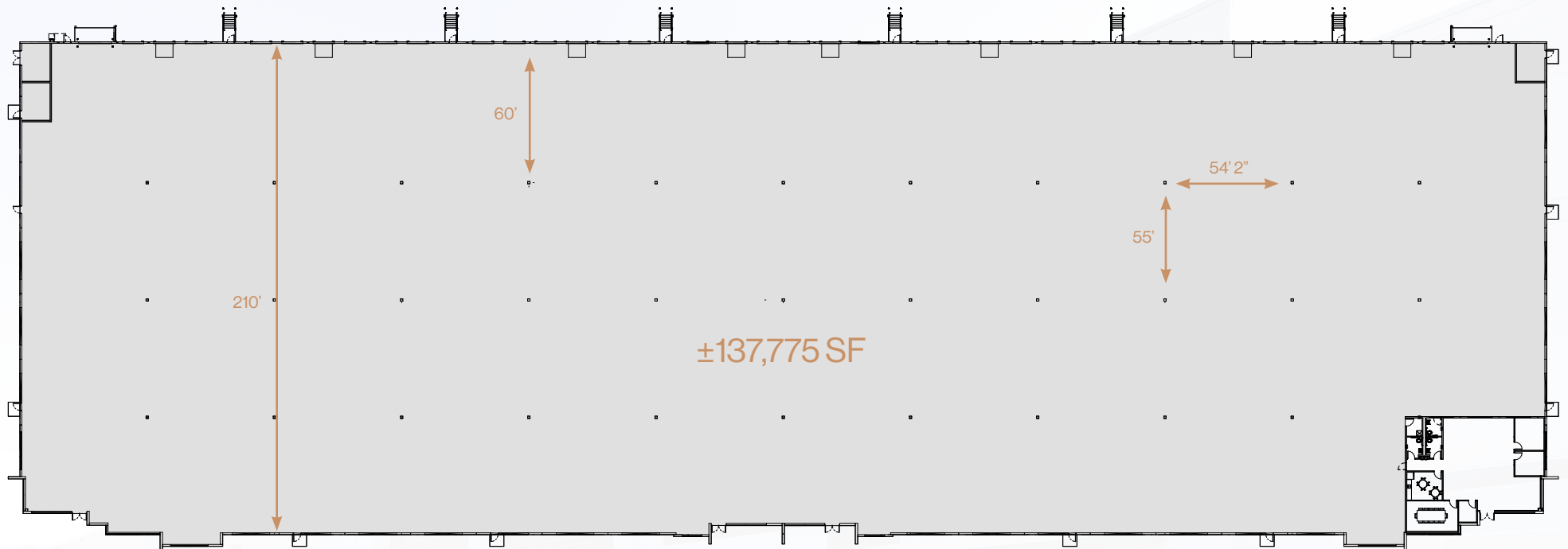
2,460
OFFICE
SF

36'
CLEAR
HEIGHT

68
DOCK
DOORS

2
DRIVE-IN
DOORS

Building Two: Floor Plan



137K
BUILDING
SF

2,585
OFFICE
SF

32'
CLEAR
HEIGHT

38
DOCK
DOORS

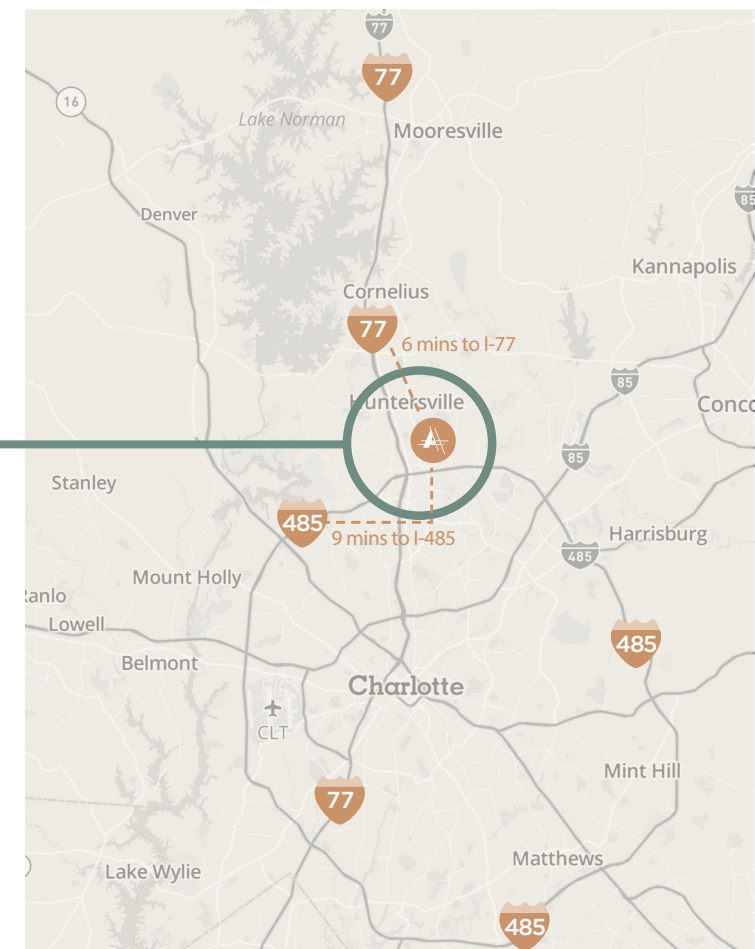
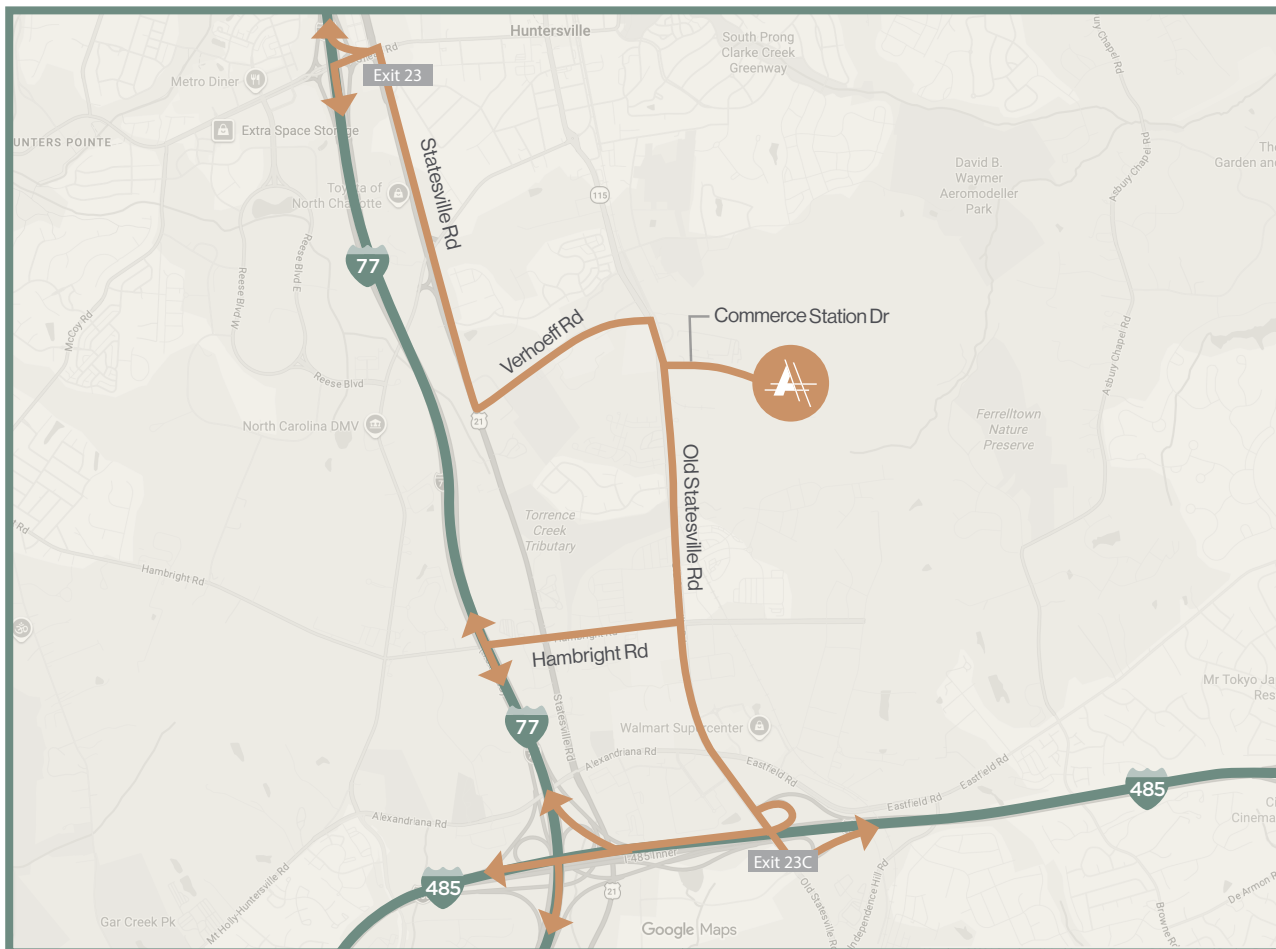
2
DRIVE-IN
DOORS

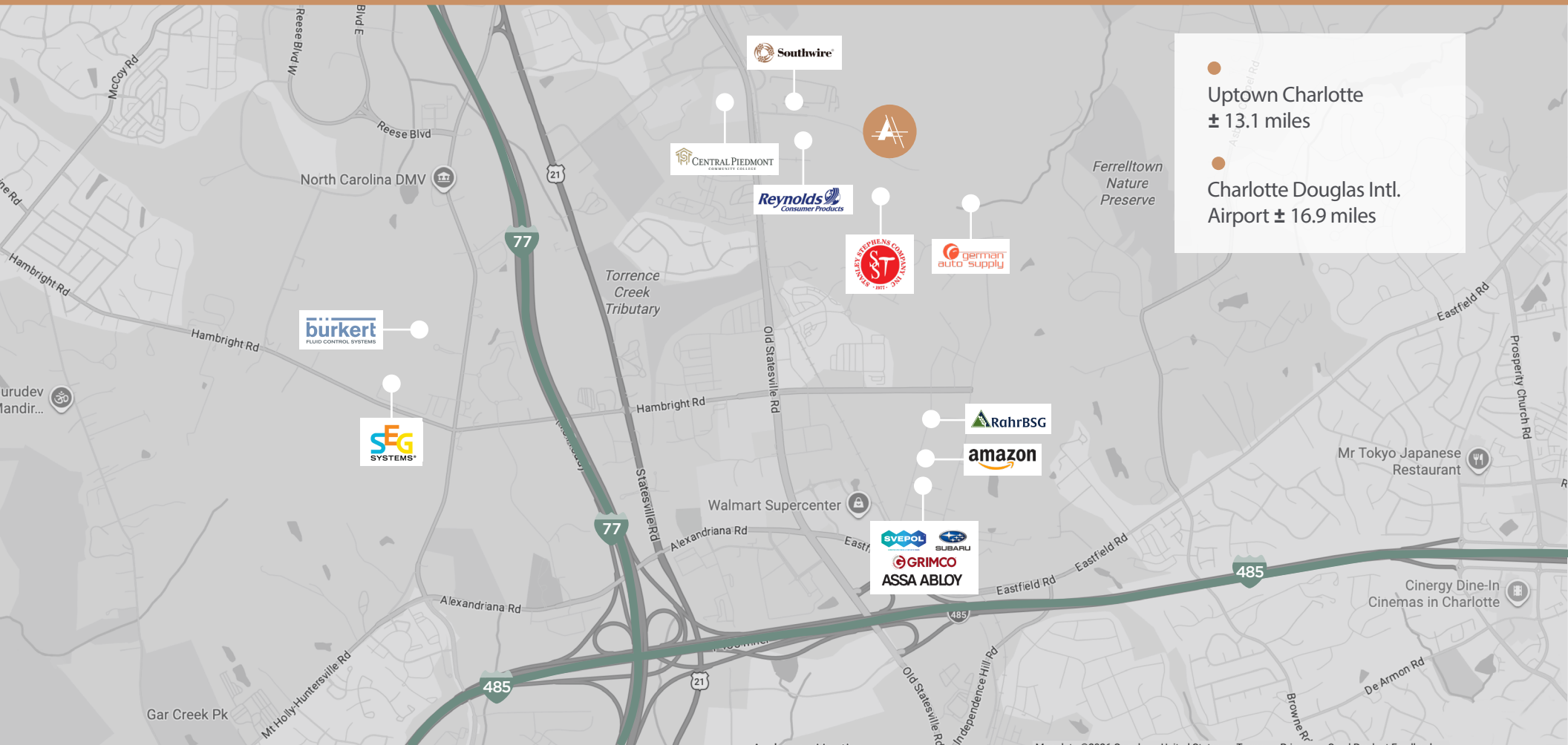
AXIAL Commerce Station offers exceptional regional connectivity, with convenient access to both Interstate 77 and Interstate 485, providing efficient connections throughout the Charlotte metro and beyond.

TOTAL POPULATION: 2,928,167
POPULATION GROWTH: +9.7%

TOTAL BUSINESSES: 182,202
TOTAL EMPLOYEES: 1,485,851

AVG HOUSEHOLD INCOME: \$83,304
TOTAL HOUSEHOLDS: 1,076,260





Positioned at the I-485 / I-77 interchange, providing connectivity across the Charlotte region

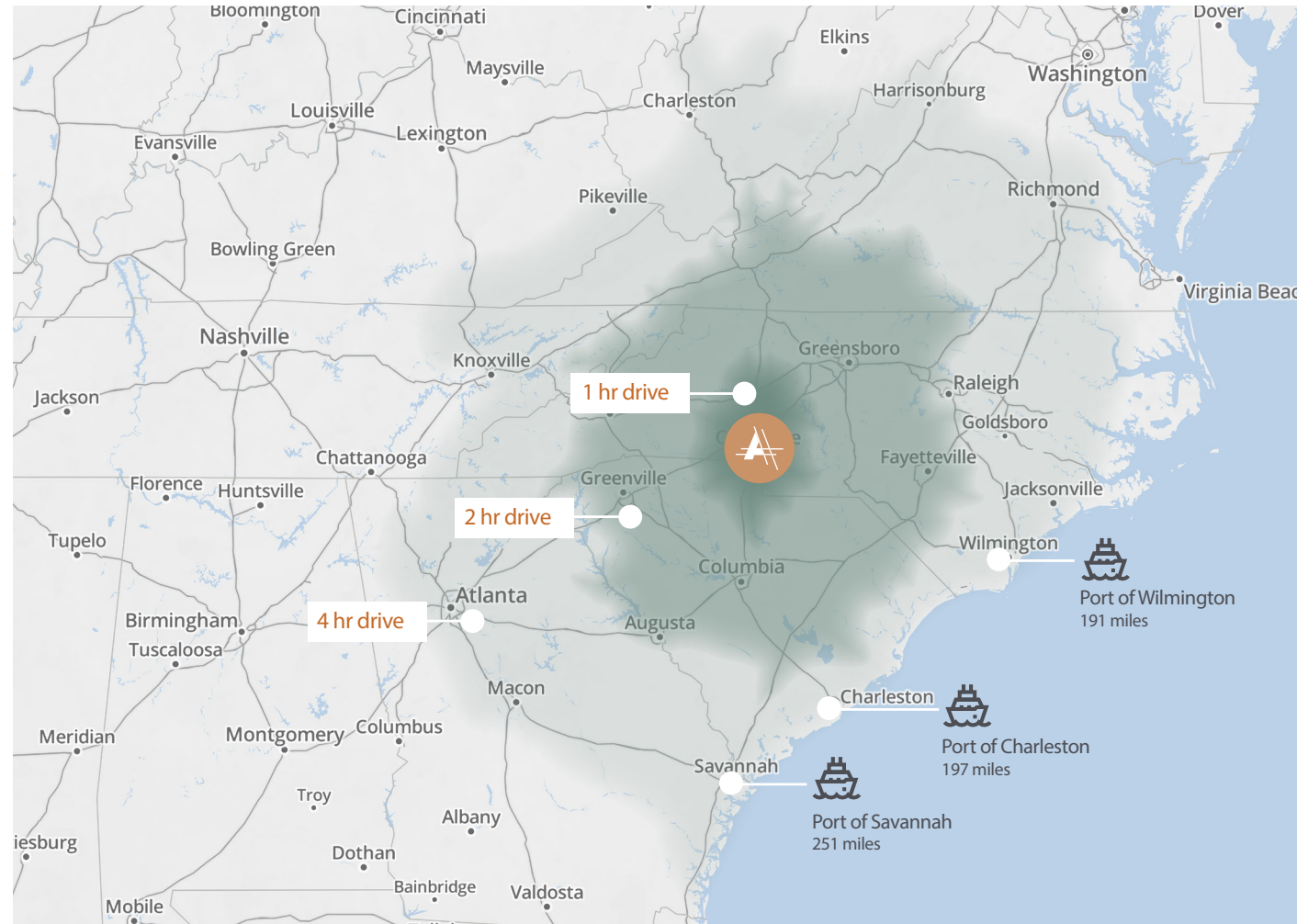
Located in Charlotte's North industrial submarket, one of the region's fastest-growing distribution hubs

Located 14 miles north of Uptown Charlotte, with close proximity to the Iredell and Cabarrus County labor pool and surrounding residential growth

Located approximately 34 miles south of Interstate 40

A short drive to Uptown Charlotte, South Charlotte neighborhoods as well as the NC/SC border connects last mile users to most of the Charlotte MSA population. The closest interstate, I-485, is known as the “beltline” to Charlotte, providing a 67-mile loop around the city. I-485 provides access to Charlotte’s major thoroughfares, I-77 & I-85, that connect Charlotte to other major cities in the Southeast. As a result of the close proximity to these major interstates, distributors are able to reach more than 53% of the US within a one day drive.

1-Hour Drive:	
CHARLOTTE, NC:	14 miles
2-Hour Drive:	
AUGUSTA, GA:	170 miles
ASHEVILLE, NC:	135 miles
CHARLESTON, SC:	220 miles
COLUMBIA, SC:	105 miles
FAYETTEVILLE, NC:	156 miles
GREENSBORO, NC:	89 miles
RALEIGH, NC:	163 miles
4+ Hour Drive:	
ATLANTA, GA:	253 miles
CHARLESTON, WV:	254 miles
HARRISONBURG, VA:	283 miles
KNOXVILLE, TN:	239 miles
MACON, GA:	297 miles
RICHMOND, VA:	288 miles
SAVANNAH, GA:	265 miles
WILMINGTON, NC:	218 miles





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