



Speculative and
Build-to-Suit Opportunities

Flexibility to develop over 1.1M SF Across 124-Acres

DEVELOPED BY



AXIAL NORTHGATE



Location

Address

Commerce Station Dr
Huntersville, NC

Zoning

Corporate Business (CB)
allows for Industrial uses

Acreage

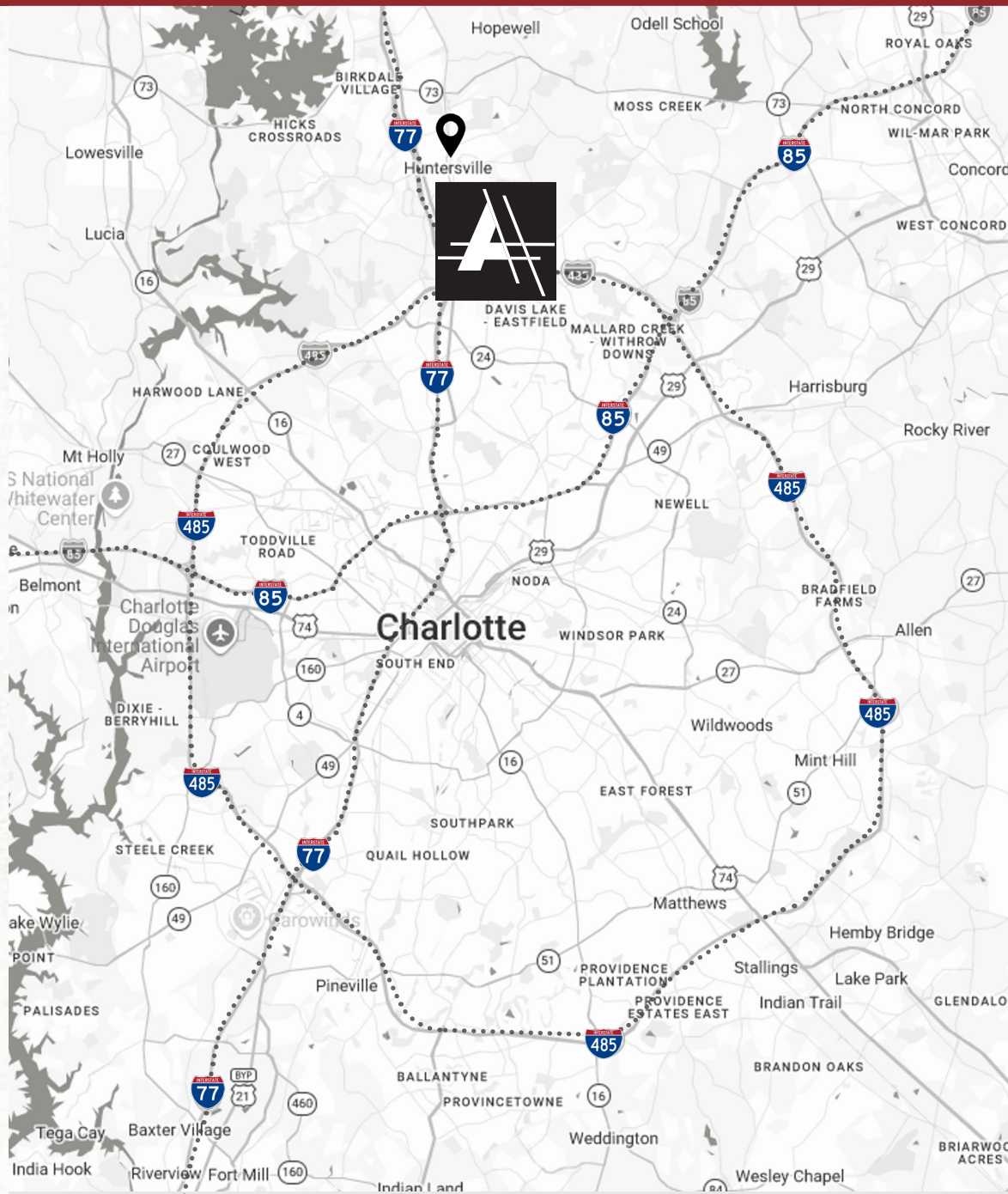
±124 AC

Buildings

Up to 5

Square Feet

+/- 77,000 - 1,100,000



Development Overview

AXIAL Northgate presents a fully zoned opportunity to develop a best-in-class master-planned industrial park in one of the Southeast's most dynamic growth markets. The project has the flexibility to provide three to five rear load and/or cross docking, tilt-wall concrete buildings totaling approximately 1.1M square feet. AXIAL Northgate will support a wide variety of users spanning from distribution to manufacturing.



Concept Plans: Option 1

Building	Size (SF)	Dimension (FT)	Parking Count	Trailer Count
1	252,720	260' x 972'	216	0
2	280,800	260' x 1,080'	240	0
3	172,800	160' x 1,080'	240	0
4	267,840	310' x 864'	334	46
5	77,000	110' x 700'	132	0
Total			1,162	46

Over 1M SF | 5 Buildings



Concept Plans: Option 2

Building	Size (SF)	Dimension (FT)	Parking Count	Trailer Count
1	700,600	620' x 1,130'	550	144
2	267,840	864' x 310'	334	46
3	77,000	700' x 110'	142	0
Total	1,045,440		1,026	190

Over 1M SF | 3 Buildings



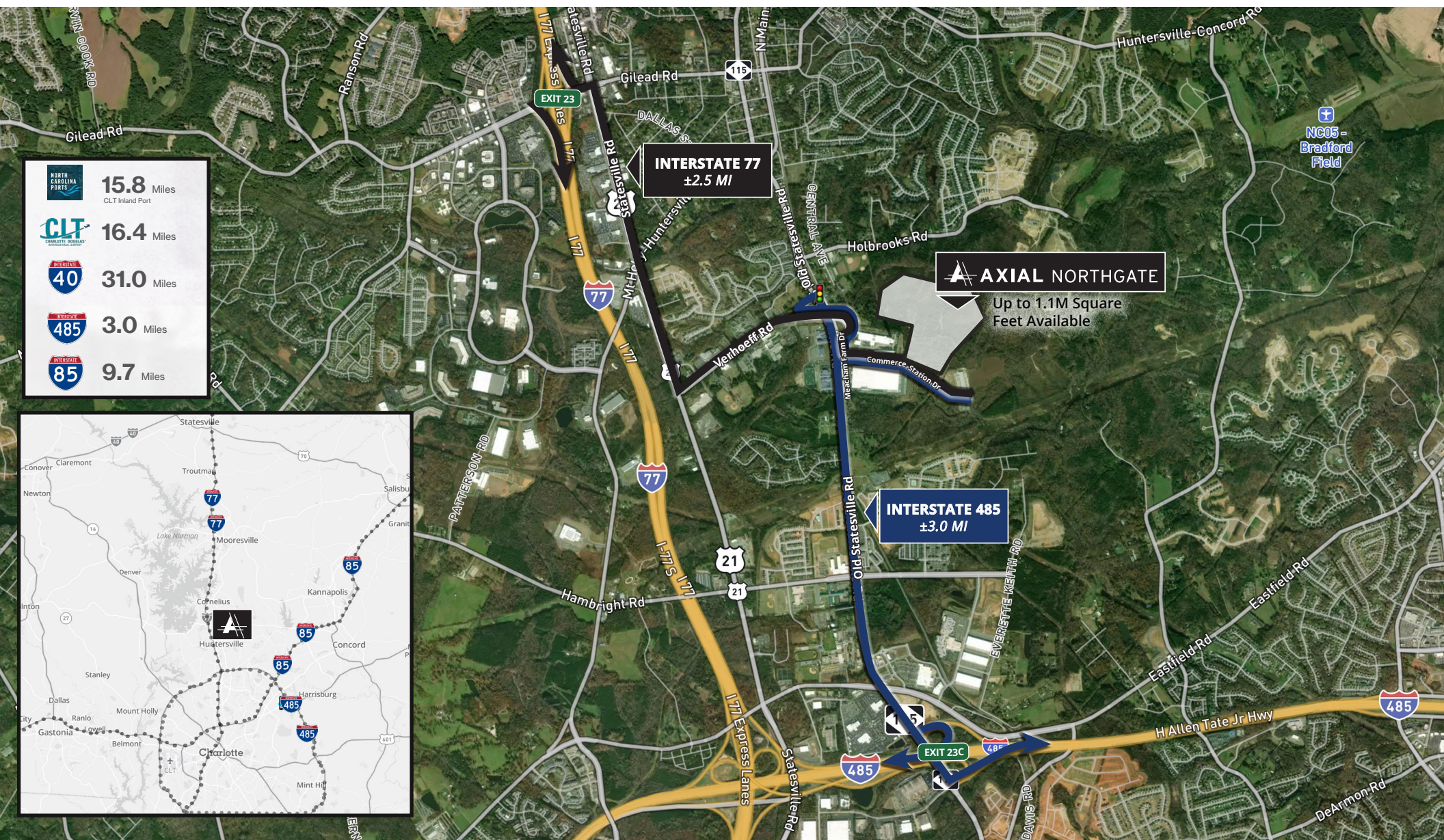
Concept Plans: Option 3

Building	Size (SF)	Dimension (FT)	Parking Count	Trailer Count
1	204,120	210' x 972'	180	81
2	446,500	470' x 950'	250+	125+
4	267,840	310' x 864'	228	46
5	77,000	110' x 770'	132	0
Total	995,460		790+	252+

Over 995K SF | 4 Buildings



Interstate Access



AXIAL NORTHGATE

CRESCENT
COMMUNITIES

Uptown Charlotte ±13.1 miles

Charlotte Douglas Intl. Airport ±16.9 miles



AXIAL NORTHGATE

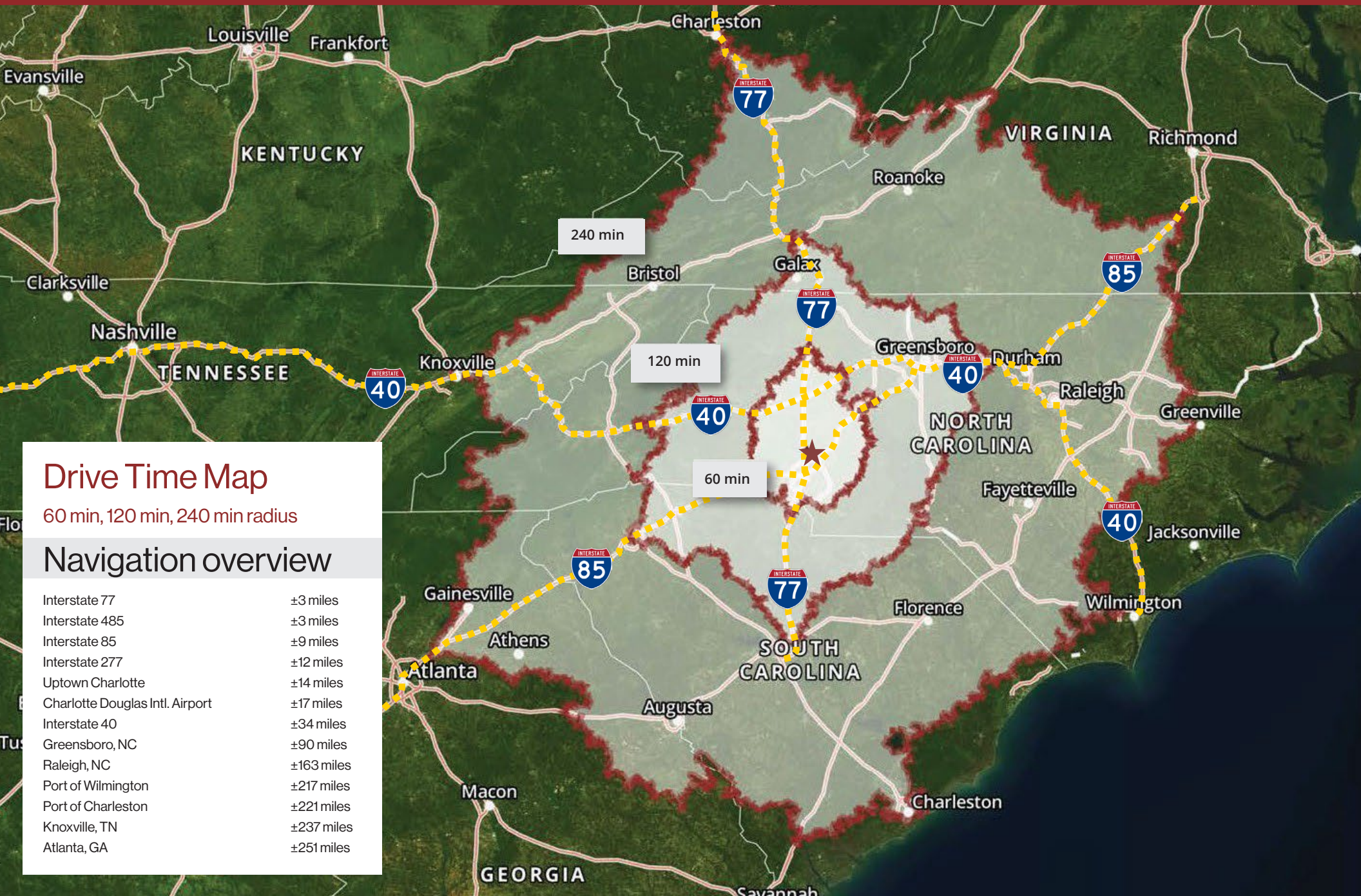
Up to 1.1M Square Feet Available

Positioned near 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 Lake Norman labor pool and surrounding residential growth

Located approximately 34 miles south of Interstate 40



Drive Time Map

60 min, 120 min, 240 min radius

Navigation overview

Interstate 77	±3 miles
Interstate 485	±3 miles
Interstate 85	±9 miles
Interstate 277	±12 miles
Uptown Charlotte	±14 miles
Charlotte Douglas Intl. Airport	±17 miles
Interstate 40	±34 miles
Greensboro, NC	±90 miles
Raleigh, NC	±163 miles
Port of Wilmington	±217 miles
Port of Charleston	±221 miles
Knoxville, TN	±237 miles
Atlanta, GA	±251 miles



**AXIAL
NORTHGATE**

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1.1M SF | 124 Acres | Charlotte MSA

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www.axialindustrial.com