

For Lease
1,439 SF - 1,819 SF Flex Units

Lake Norman
Commerce Center
20464 Chartwell Center Dr | Cornelius, NC



Professional Business Park Located
off Exit 28 on I-77

Clifford Lamson
Director of Leasing
(704) 709-9708
clifford@cpgindustrial.com

- Prime Lake Norman Location
- Well-Maintained Business Park
- Dock-High Loading
- New Tenant Upfits Available

Address / Suite	SF	Base \$ Psf	C.A.M. Charge \$/psf	Monthly Total
20464 Chartwell Center Dr., Suite A	1,819	\$14.00	\$2.64	\$2,522.35
20468 Chartwell Center Dr., Suite A	1,439	\$14.00	\$2.64	\$1,995.41
20468 Chartwell Center Dr., Suite M	1,635	\$14.00	\$2.64	\$2,267.20
20488 Chartwell Center Dr., Suite H	1,760	\$14.00	\$2.64	\$2,440.53

125 Trade Court, Suite F PMB-12, Mooresville, North Carolina 28117 | 704-709-9708 | Clifford@CPGindustrial.com

www.CPGINDUSTRIAL.com

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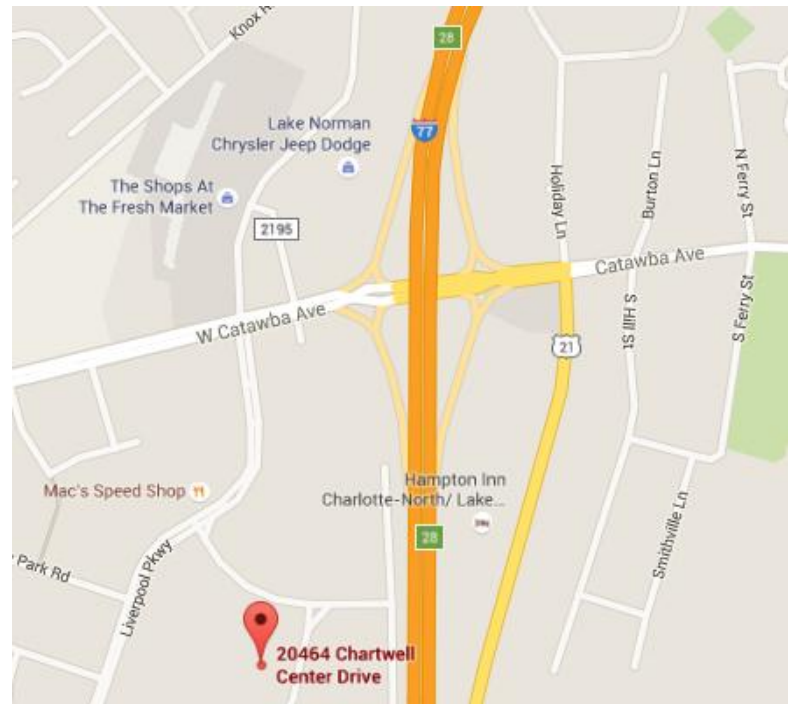
Lake Norman
Commerce Center
20464 Chartwell Center Dr | Cornelius, NC



20464-20488 Chartwell Center Drive,
Cornelius, NC 28031

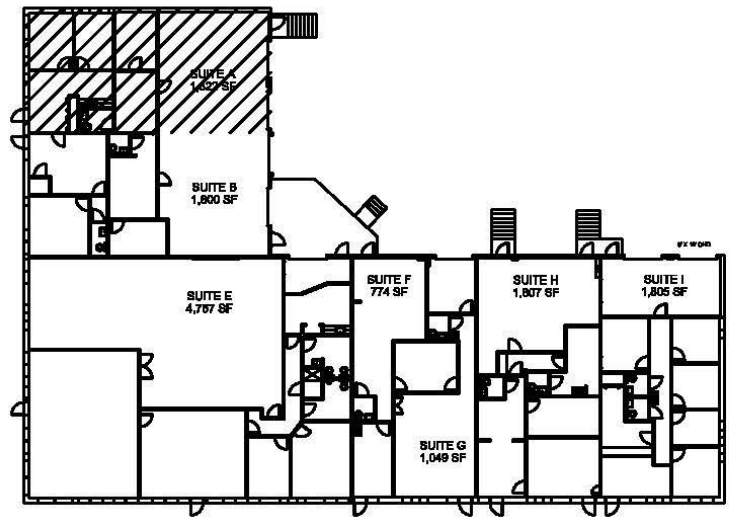
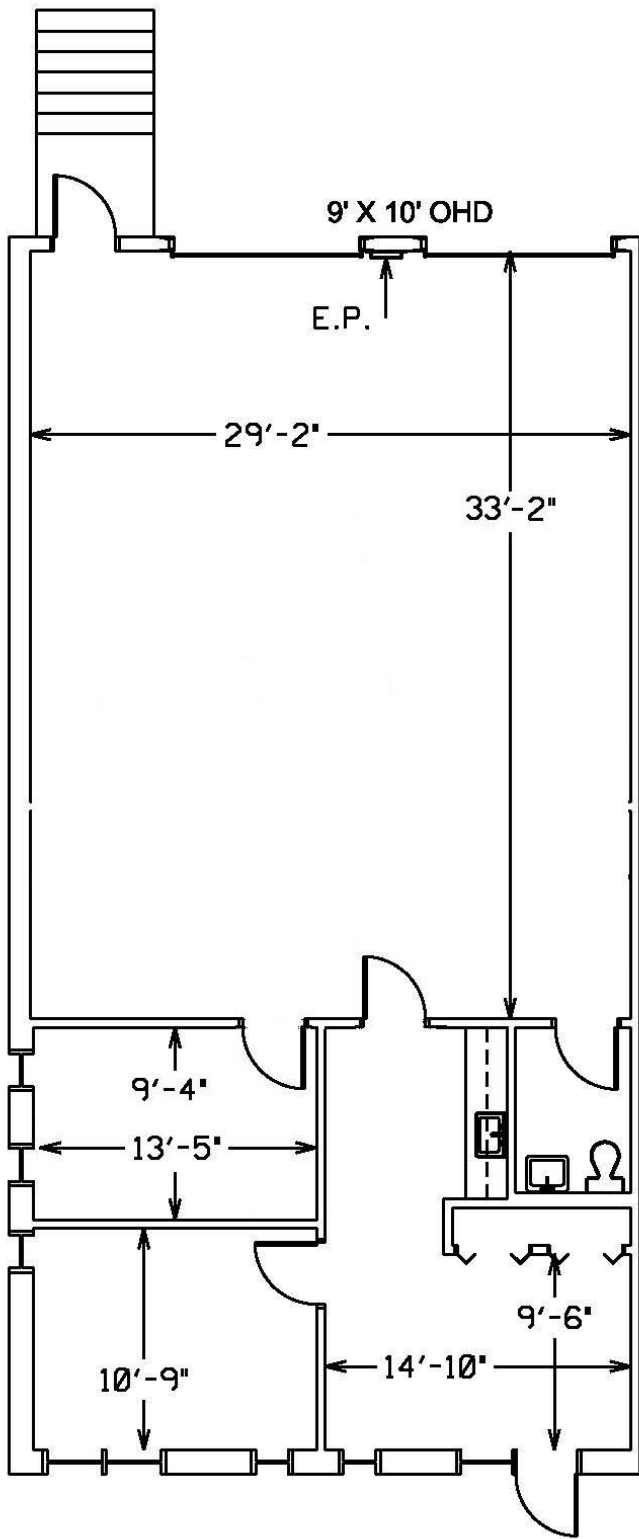
This Park Offers:

- New Paint and Carpet Available for all New 3-Year Leases
- Easy Access to and from I-77
- 3.3:1000 Parking Ratio
- Dock-High & Grade-Level Roll Up Doors
- Zoned I-2
- FedEx and UPS Drops On-Site
- Across the Street from Post Office
- Over 20 Nearby Restaurants
- 6 Hotels within 1 mile
- Prime Lake Norman Location
- Clean and Well-Maintained Business Environment

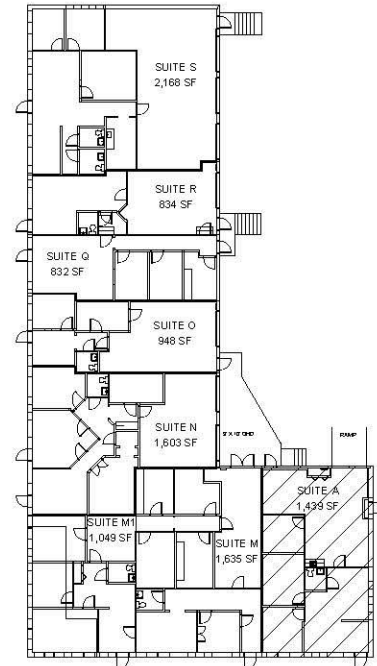
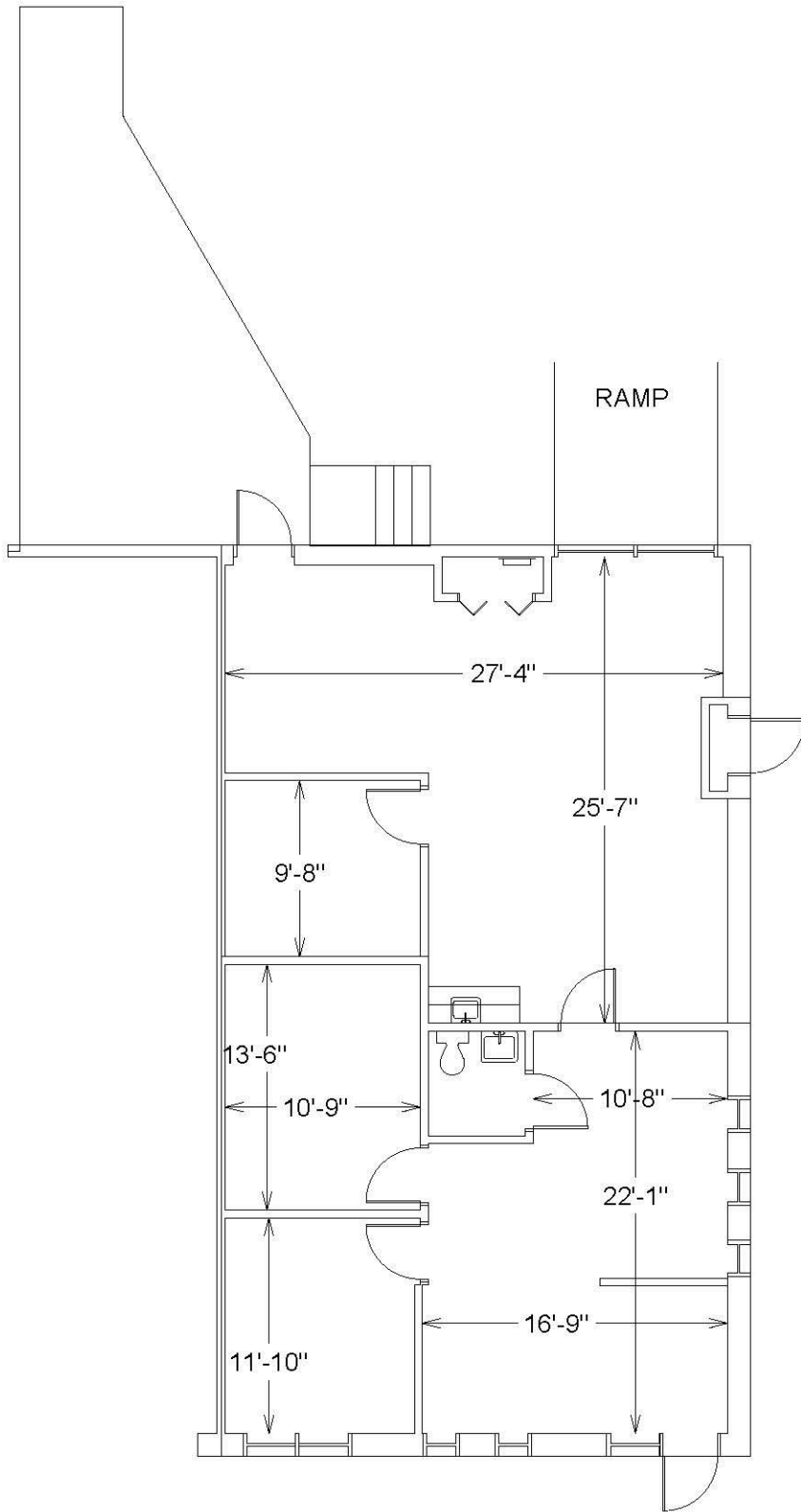


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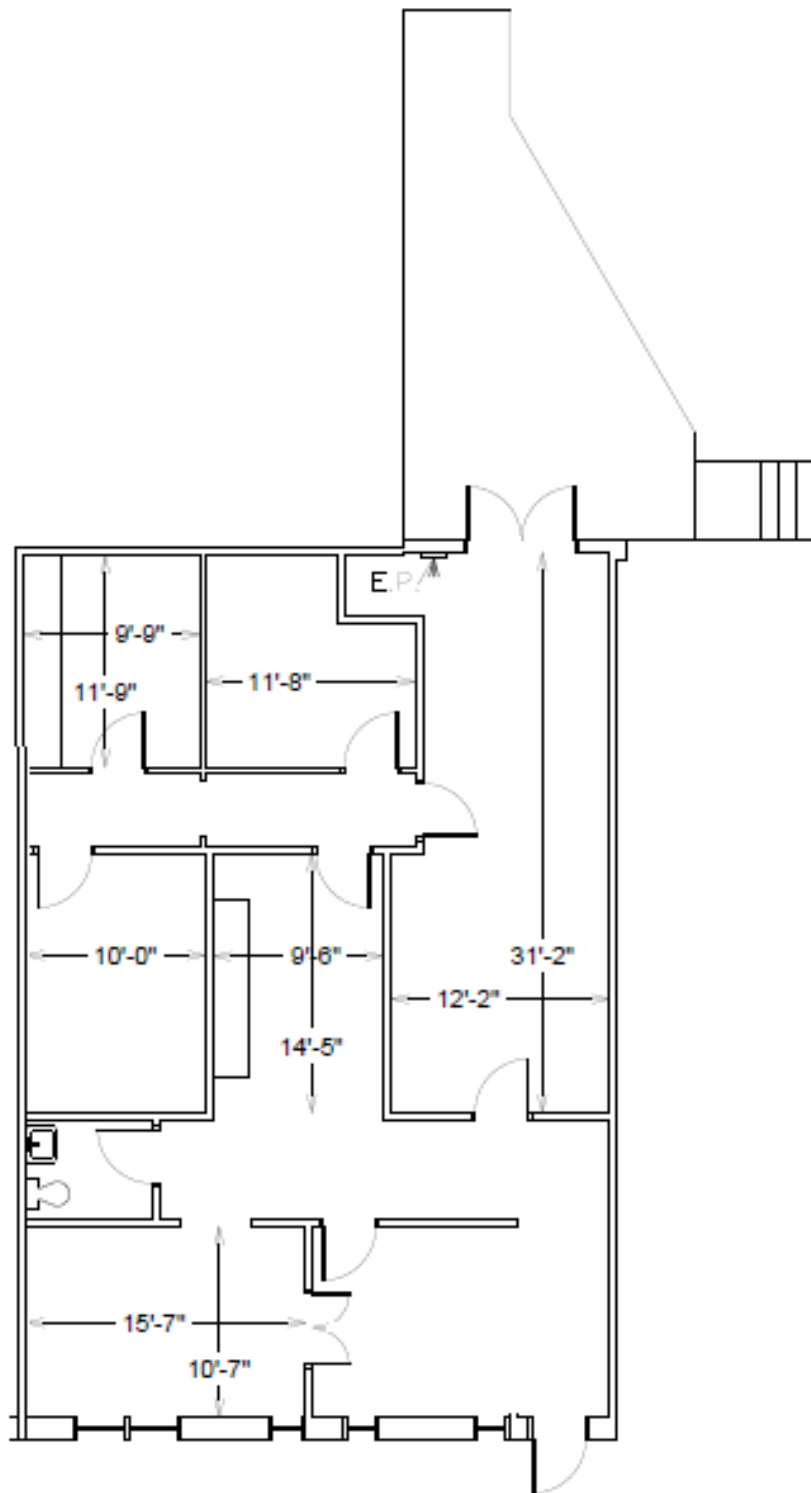
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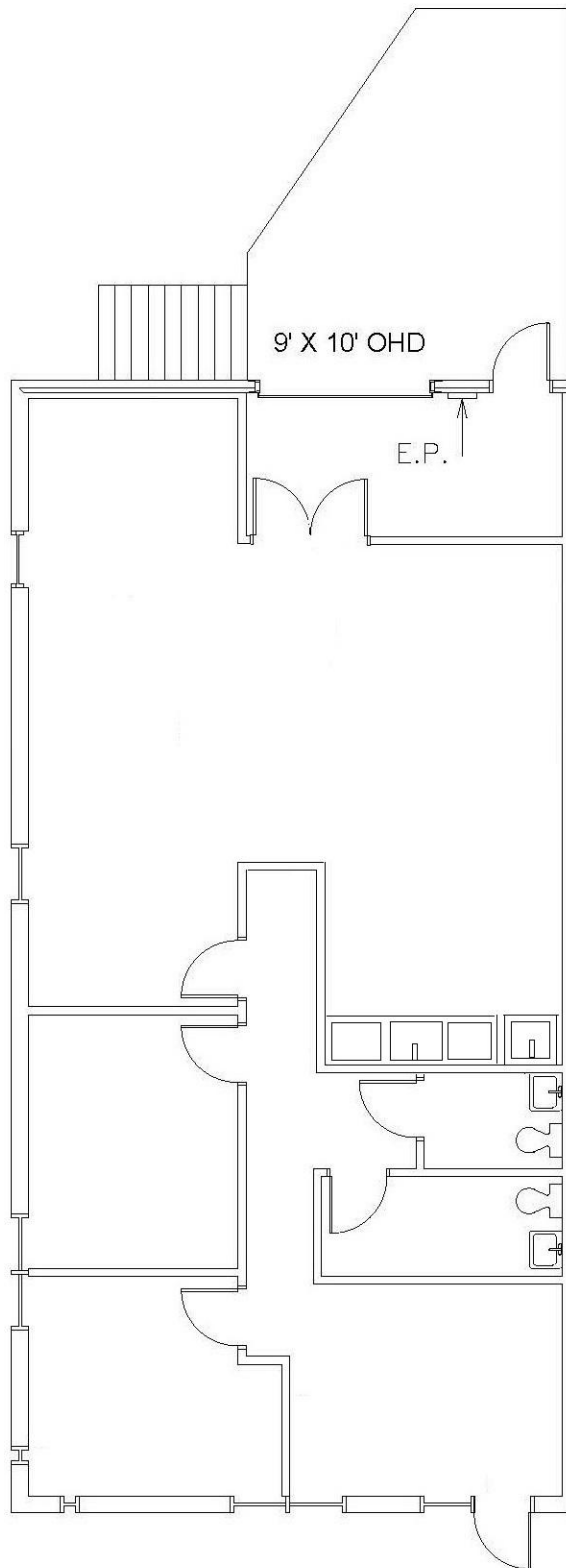
LAKE NORMAN COMMERCE CENTER
 20464 CHARTWELL CENTER DRIVE SUITE A
 CORNELIUS NC 28031
 1,819 TOTAL SF
 670 SF OFFICE
 1,149 SF WAREHOUSE



LAKE NORMAN COMMERCE CENTER
 20468 CHARTWELL CENTER DRIVE SUITE A
 CORNELIUS NC 28031
 1,439 TOTAL SF
 1,439 SF OFFICE
 0 SF WAREHOUSE



LAKE NORMAN COMMERCE CENTER
20488 CHARTWELL CENTER DRIVE SUITE M
CORNELIUS NC 28031
1,635 TOTAL SF



LAKE NORMAN COMMERCE CENTER
20488 CHARTWELL CENTER DRIVE SUITE H
CORNELIUS NC 28031
1,760 TOTAL SF
1,620 SF OFFICE
140 SF WAREHOUSE