

10,100 SF FLEX-SPACE



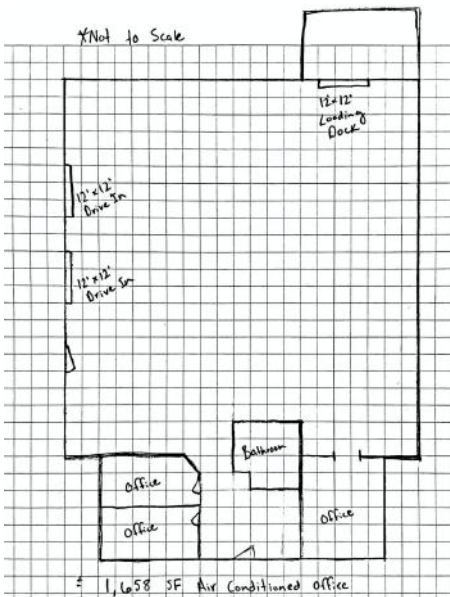
FOR LEASE
NOW AVAILABLE

4509 Raceway Dr. SW | Concord, NC 28027

Free standing industrial property on +/-1.01 acres with ample truck court. The building consists of 8,442 SF of warehouse and 1,658 SF of air conditioned office space with wrap around natural light. The property features great access to Hwy 49, I-85, and I-485. Building is located within high growth area of Cabarrus county.

- ✓ \$9.25 SF GROSS / \$7,785 MONTH
- ✓ 8,442 SF WHS & 1,658 SF OFFICE
- ✓ 2 DRIVE IN DOORS & 1 LOADING DOCK
- ✓ ZONED LIGHT INDUSTRIAL (I-1)
- ✓ +/- 25 PARKING SPACES
- ✓ CLEAR SPAN WHS, NO COLUMNS

**All information needs to be independently verified.*



4509 Raceway Dr
Property & Building Features

Total SF: 10,100

Building: 8,442 SF of Warehouse & 1,658 SF air conditioned office

Year Built: 2000

Total Acres: 1.01 Acres

Zoning: I-1 (Light Industrial)

Parking Spaces: +/- 25 Parking Spaces with ample truck court

Building:

Lighting: Fluorescent lighting in Office and warehouse.

Roofing: Corrugated metal roof

Exterior construction: Metal, glass, and brick exterior.

Clear Height (Under Joist): ±13' at eve to ±16.7' at gable peak

Deck Height: ±16' at eve to ±19' at gable peak

Column Span: Total clear span, no columns.

Drive in Doors: (2) Two drive in doors.

Drive in Door Dimensions: (2) Two 12'W X 12'H

Loading Dock: (1) One loading dock. 12'W X 12'H

Floors: Concrete slab in warehouse and office area.

Location:

±.5 Miles from Hwy 49

±6 Miles from I-85

±8 Miles from I-485



Doug Donia

Broker

704.786.8888

DougD@newbranchre.com



Ryan Kinney

Broker

704.778.6100

RyanK@newbranchre.com