

**AVISON  
YOUNG**

**The  
Silverman  
Group**



**AVAILABLE FOR LEASE**

**LAST AVAILABLE UNIT**

**980 Derita Road, Concord, NC 28027**

Building 4 - Concord Airport Business Park



# Building Specifications

Total sf: 410,814

Available sf: ±43,456 SF

Bldg Dimensions: 787' x 522'

Office sf: BTS

Clear Height: 36'

Column Spacing: 50'3" x 55'6"

Staging Bay: 60'

Auto Parking: TBD

Fire Protection: ESFR

Zoning: GI

Lighting: T-5

Truck Court Depth: 180'  
(60' Concrete Apron.)

Dock High Doors: 11

## 980 DERITA ROAD

Concord, NC 28027

### OPPORTUNITY

This recently completed Class A 410,814 square-foot industrial building is for lease with one remaining unit available. Building IV is located within Phase III of Concord Airport Business Park.

The park is less than 3 miles from I-85 and I-485, linking Charlotte to various areas across the country.

### LOCATION

With three close interchanges, the park has superb access to I-85 and I-485 leading to the park's connectivity to all major metropolitans, ports and airports throughout the Southeast.

## FLOOR PLAN



OWNED & MANAGED BY:



## LOCATION

The building is ideally located for your industrial business. With three (3) points of ingress/egress to Interstate 85, companies can optimize their truck routing. Additionally, Cabarrus County and the City of Concord offer industrial companies competitive economic incentives, low property taxes and low utility costs.



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### FOR MORE INFORMATION:

**Christopher J. Skibinski, SIOR**  
Principal | Managing Director  
704.412.5606  
[chris.skibinski@avisonyoung.com](mailto:chris.skibinski@avisonyoung.com)

**Tom Tropeano**  
Vice President  
704.413.0228  
[tom.tropeano@avisonyoung.com](mailto:tom.tropeano@avisonyoung.com)

**Henry Lobb**  
Senior Vice President  
704.469.5964  
[henry.lobb@avisonyoung.com](mailto:henry.lobb@avisonyoung.com)

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