

INTRODUCING

# Carolina Tradeport

International Drive

160, 180, & 215 INTERNATIONAL DRIVE, CONCORD, NORTH CAROLINA

3 CLASS-A INDUSTRIAL BUILDINGS TOTALING 560,000 SF

DEVELOPED AND OWNED BY

**GRIFFIN**  
INDUSTRIAL REALTY

LEASED AND MANAGED BY

**TRINITY**  
PARTNERS



# CAROLINA TRADEPORT



## CONTACT

William Maxwell | 704.575.1130 | [wmm@trinity-partners.com](mailto:wmm@trinity-partners.com)  
Terry Brennan | 704-575-2497 | [tjb@trinity-partners.com](mailto:tjb@trinity-partners.com)

LEASED AND MANAGED BY

**TRINITY**  
**PARTNERS**

DEVELOPED AND OWNED BY

**GRIFFIN**  
INDUSTRIAL REALTY



# CAROLINA TRADEPORT



**136,000 SF**  
180 INTERNATIONAL DRIVE  
NOW UNDER CONSTRUCTION  
AVAILABLE SUMMER 2019

**147,000 SF**  
160 INTERNATIONAL DRIVE  
NOW UNDER CONSTRUCTION  
AVAILABLE SUMMER 2019

**POPLAR TENT ROAD AND  
INTERNATIONAL DRIVE  
(SIGNALIZED INTERSECTION)**

**SURPLUS TRAILER  
PARKING**

**ADJACENT TO INTERNATIONAL  
BUSINESS PARK**

## CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com  
Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

LEASED AND MANAGED BY

**TRINITY  
PARTNERS**

DEVELOPED AND OWNED BY

**GRIFFIN  
INDUSTRIAL REALTY**

## BUILDING DATA

<b>CONSTRUCTION TYPE:</b>	Tilt Wall
<b>DEPTH:</b>	210'
<b>COLUMN SPACING:</b>	50' x 50'
<b>STAGING BAY:</b>	50' x 60'
<b>CLEAR HEIGHT:</b>	32'
<b>SPRINKLER SYSTEM:</b>	ESFR
<b>DOCK DOORS:</b>	20, plus capacity for 23 additional (43 total)
<b>DRIVE-IN DOORS:</b>	2
<b>VEHICULAR PARKING:</b>	134
<b>ROOF SYSTEM:</b>	TPO 45 mil Roof
<b>FLOOR:</b>	7" Slab-on-Grade
<b>LIGHTING:</b>	Energy Efficient LED
<b>BUILDING DEPTH:</b>	210'

## AVAILABILITY

<b>TOTAL BUILDING SF:</b>	±147,000 SF
<b>AVAILABLE SPACE:</b>	±147,000 SF
<b>DIVISIBILITY:</b>	±10,500 SF bays

## FEATURES

- » Immediately adjacent to International Business Park
- » Double diverging diamond intersections at Poplar Tent Road/I-85 exit and Hwy 73/I-85 exit
- » Easy access from all four directions via I-85 and I-485
- » Surplus trailer parking
- » City of Concord / Cabarrus County Economic Development Grant programs

## UTILITIES AVAILABLE

<b>ELECTRIC:</b>	City of Concord Electric
<b>GAS:</b>	PSNC Energy
<b>WATER AND SEWER:</b>	City of Concord



## CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com  
Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

LEASED AND MANAGED BY



DEVELOPED AND OWNED BY





## BUILDING DATA

<b>CONSTRUCTION TYPE:</b>	Tilt Wall
<b>DEPTH:</b>	210'
<b>COLUMN SPACING:</b>	54' x 50'
<b>STAGING BAY:</b>	54' x 60'
<b>CLEAR HEIGHT:</b>	36'
<b>SPRINKLER SYSTEM:</b>	ESFR
<b>DOCK DOORS:</b>	20, plus capacity for 16 additional (36 total)
<b>DRIVE-IN DOORS:</b>	2
<b>VEHICULAR PARKING:</b>	135
<b>ROOF SYSTEM:</b>	TPO 45 mil Roof
<b>FLOOR:</b>	7" Slab-on-Grade
<b>LIGHTING:</b>	Energy Efficient LED
<b>BUILDING DEPTH:</b>	210'

## AVAILABILITY

<b>TOTAL BUILDING SF:</b>	±136,000 SF
<b>AVAILABLE SPACE:</b>	±136,000 SF
<b>DIVISIBILITY:</b>	±11,340 SF bays

## FEATURES

- » Immediately adjacent to International Business Park
- » Double diverging diamond intersections at Poplar Tent Road/I-85 exit and Hwy 73/I-85 exit
- » Easy access from all four directions via I-85 and I-485
- » Surplus trailer parking
- » City of Concord / Cabarrus County Economic Development Grant programs

## UTILITIES AVAILABLE

<b>ELECTRIC:</b>	City of Concord Electric
<b>GAS:</b>	PSNC Energy
<b>WATER AND SEWER:</b>	City of Concord



## CONTACT

William Maxwell | 704.575.1130 | [wmm@trinity-partners.com](mailto:wmm@trinity-partners.com)  
Terry Brennan | 704-575-2497 | [tjb@trinity-partners.com](mailto:tjb@trinity-partners.com)

LEASED AND MANAGED BY



DEVELOPED AND OWNED BY





## ABOUT CONCORD

Located immediately outside of Charlotte, Concord is a growing city with a thriving business and residential community. It's home to major businesses and corporations, an excellent school system, a robust housing market, and popular restaurants and retail.

**POPULATION:** 87,607 (2.16% growth)

**MEDIAN AGE:** 35.7

**MEDIAN HOUSEHOLD INCOME:** \$60,238 (6.69% growth)

**MEDIAN PROPERTY VALUE:** \$179,200 (5.54% growth)

**NUMBER OF EMPLOYEES:** 43,280 (4.81% growth)

## WORKFORCE

**RETAIL TRADE:** 12.7%

**HEALTHCARE & SOCIAL ASSISTANCE:** 12.5%

**MANUFACTURING:** 10.1%

**FINANCE & INSURANCE:** 7.9%

**EDUCATIONAL SERVICES:** 8.6%

**ACCOMMODATION & FOOD SERVICE:** 7.6%

**CONSTRUCTION:** 7.3%

## MAJOR INDUSTRIAL USERS

Amazon	FedEx	PreGel
Celgard	Minka Aire	Sysco
DNP	Pass & Seymour	Stanley Black & Decker

## ACCESS

Less than **2 MILES** from I-85

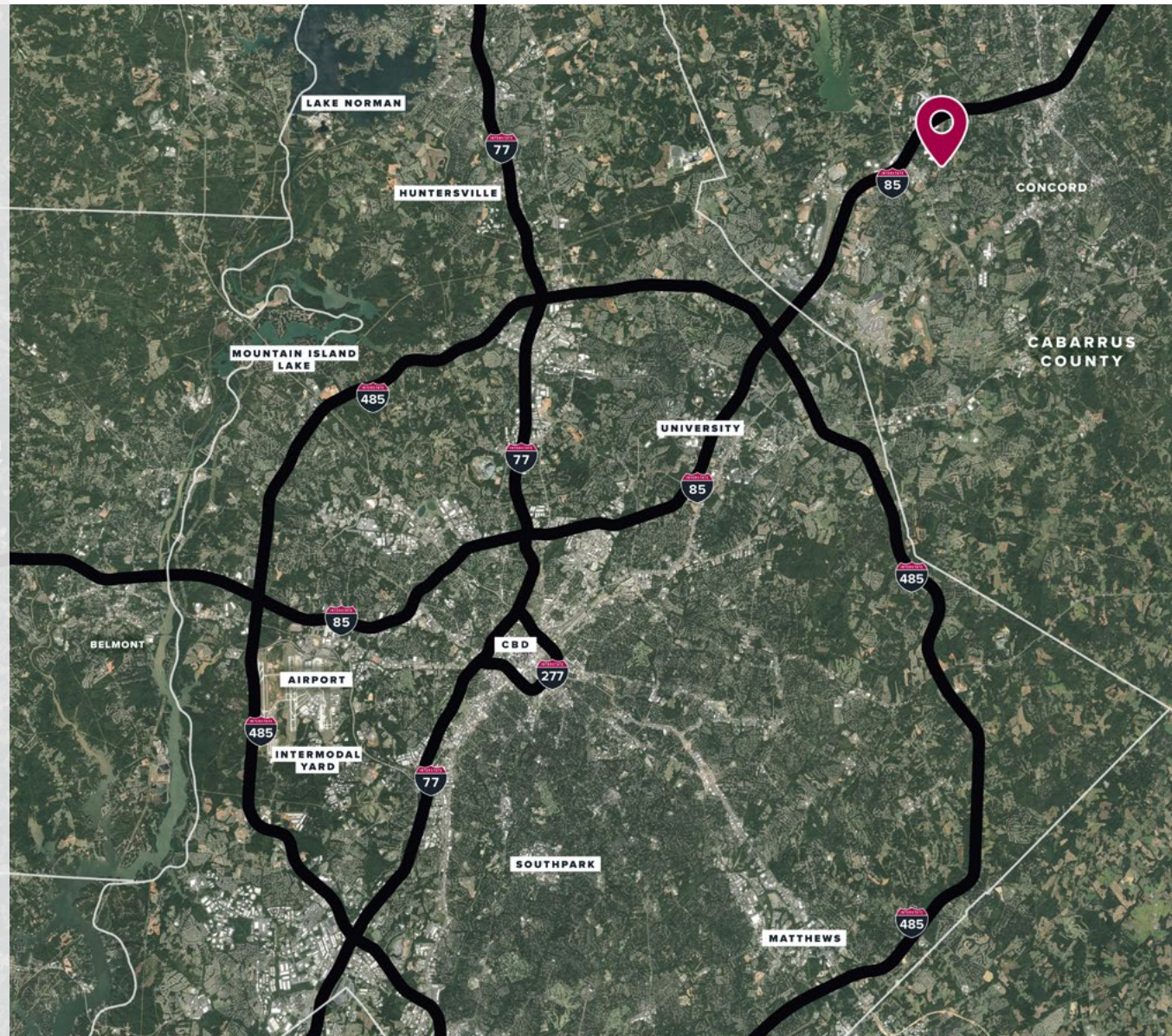
**10 MINUTES** from I-485

**20 MINUTES** from Charlotte-Douglas International Airport

**20 MINUTES** from Intermodal Yard

**3.5 HOURS** from Port of Charleston

**4 HOURS** from Port of Savannah



## CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com

Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

LEASED AND MANAGED BY

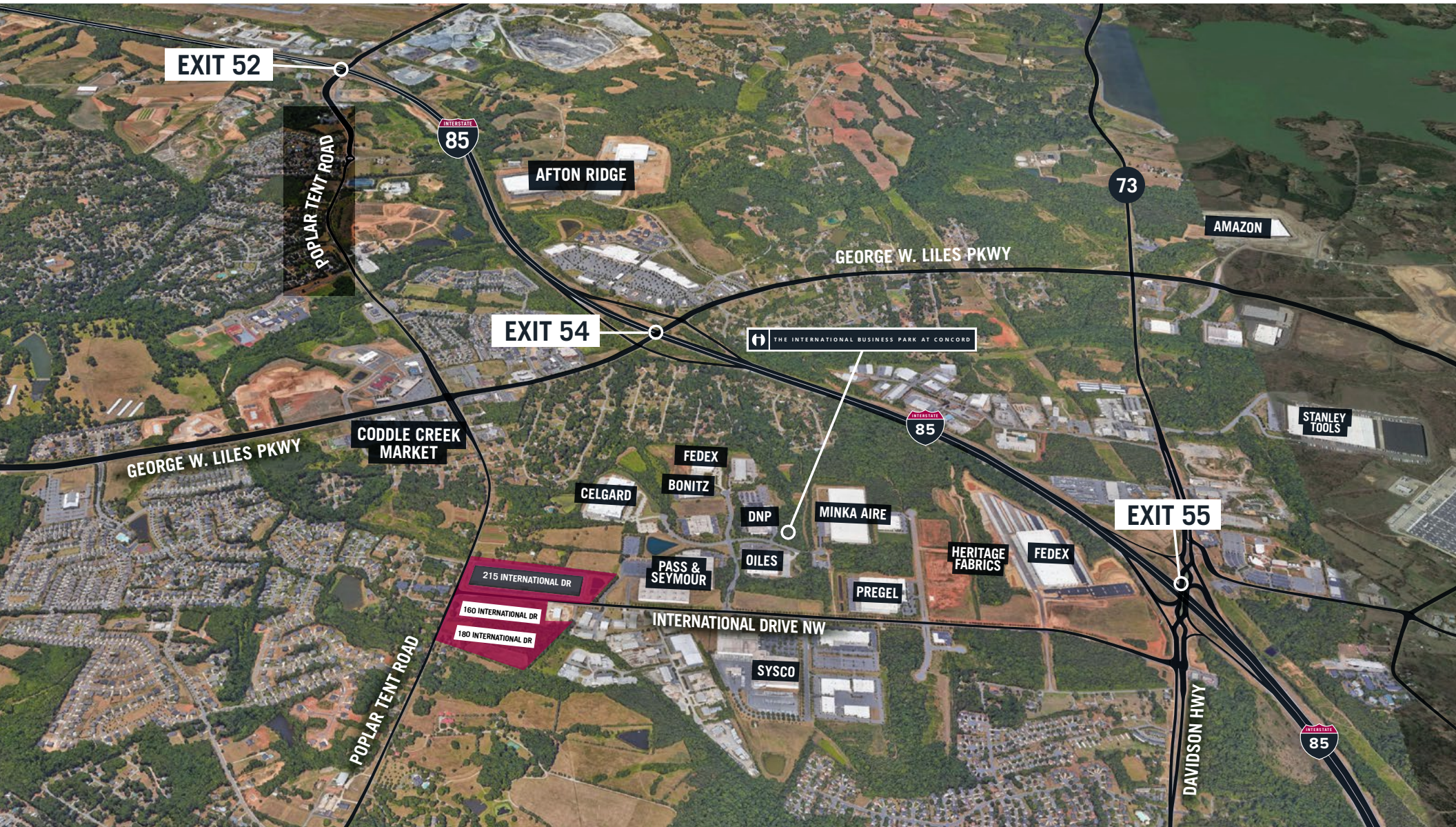
**TRINITY**  
**PARTNERS**

DEVELOPED AND OWNED BY

**GRIFFIN**  
INDUSTRIAL REALTY



# CAROLINA TRADEPORT



## CONTACT

William Maxwell | 704.575.1130 | [wmm@trinity-partners.com](mailto:wmm@trinity-partners.com)  
Terry Brennan | 704-575-2497 | [tjb@trinity-partners.com](mailto:tjb@trinity-partners.com)

LEASED AND MANAGED BY

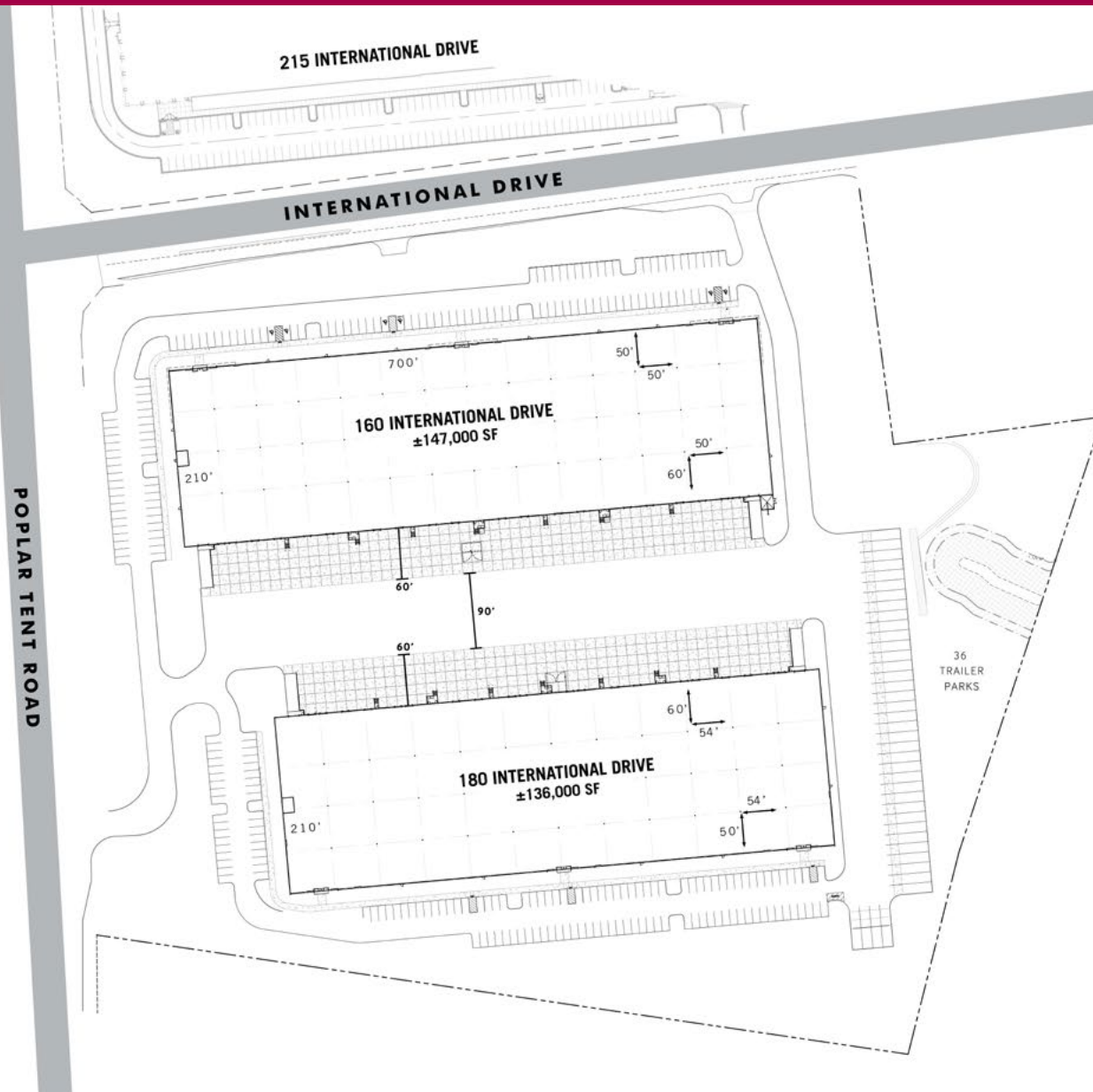
**TRINITY**  
**PARTNERS**

DEVELOPED AND OWNED BY

**GRIFFIN**  
INDUSTRIAL REALTY



# CAROLINA TRADEPORT



## CONTACT

William Maxwell | 704.575.1130 | [wmm@trinity-partners.com](mailto:wmm@trinity-partners.com)  
Terry Brennan | 704-575-2497 | [tjb@trinity-partners.com](mailto:tjb@trinity-partners.com)

LEASED AND MANAGED BY

**TRINITY**  
**PARTNERS**

DEVELOPED AND OWNED BY

**GRIFFIN**  
INDUSTRIAL REALTY





 **Carolina**  
**Tradeport**  
International Drive

DEVELOPED AND OWNED BY

**GRIFFIN**  
INDUSTRIAL REALTY

LEASED AND MANAGED BY

**TRINITY**  
PARTNERS