

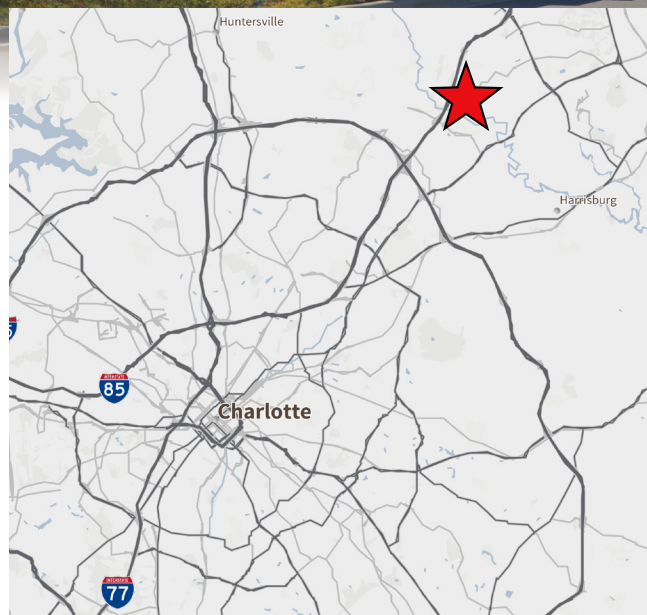
FOR SUBLEASE



215 International Drive | Concord, NC

±48,000 - 96,000 SF
warehouse and distribution space

- Distance to I-85 ±1 mile
- Distance to I-485: ± 8 miles
- Distance to I-77: ±15 miles



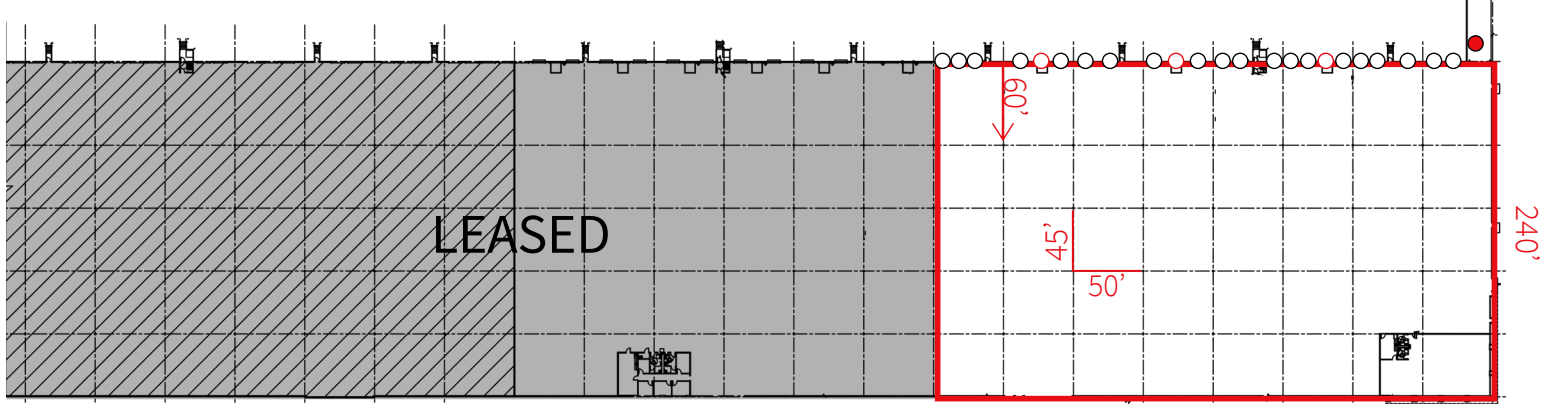
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BUILDING SPECIFICATIONS



○ dock high doors ○ pit leveler ● drive in door

| | |
|--------------|---|
| Available SF | 48,000 - 96,000 SF |
| Office SF | 3,510 SF |
| Year Built | 2015 |
| Truck Court | 130' |
| Clear Height | 32' |
| Sprinklers | ESFR |
| Loading | 23 dock high doors 1 drive in door (12 x 14) |
| Floors | 6", 4,000 PSI |
| Lease Rate | \$3.95/SF NNN |
| Est. TICAM | \$1.20/SF |
| LEX | 5/31/2022 |



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