

**AVISON  
YOUNG**

The   
*Silverman  
Group*



**AVAILABLE FOR LEASE**

**LAST AVAILABLE UNIT**

**1040 Derita Road, Concord, NC 28027**

Building 4 within Concord Airport Business Park



# Building Specifications

Total sf: 252,000

Available: ± 44,213

Bldg Dimensions: 300' x 840'

Office sf: 1,558

Clear Height: 32'

Column Spacing: 52'6"x 50'

Staging Bay: 60'

Auto Parking: TBD

Trailer Parking: TBD

Fire Protection: ESFR

Zoning: LI

Lighting: T-5

Truck Court Depth: 180'

Dock High Doors: 4

## 1040 DERITA ROAD

Concord, NC 28027

### OPPORTUNITY

This Class A industrial building has ± 44,213 square-feet available for lease. Building II is located within Phase III of Concord Airport Business Park.

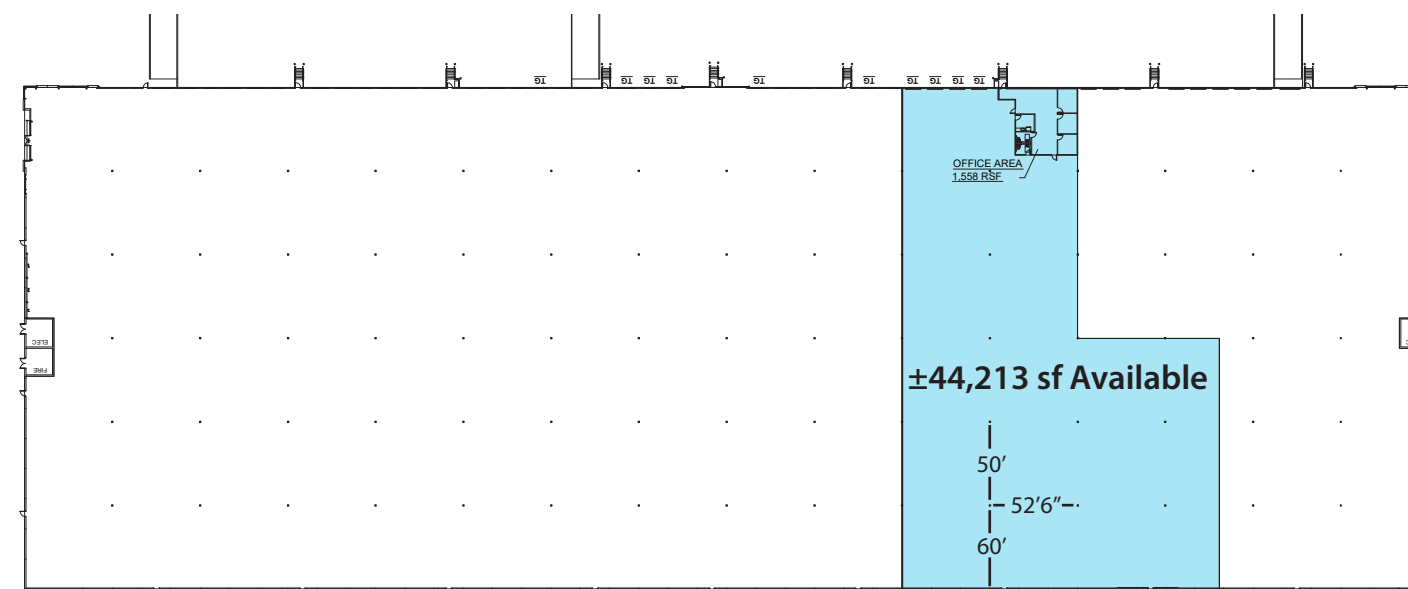
The park is less than three miles from I-85 and I-485, linking Charlotte to various areas across the country.



### 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 metropolians, ports and airports throughout the Southeast.

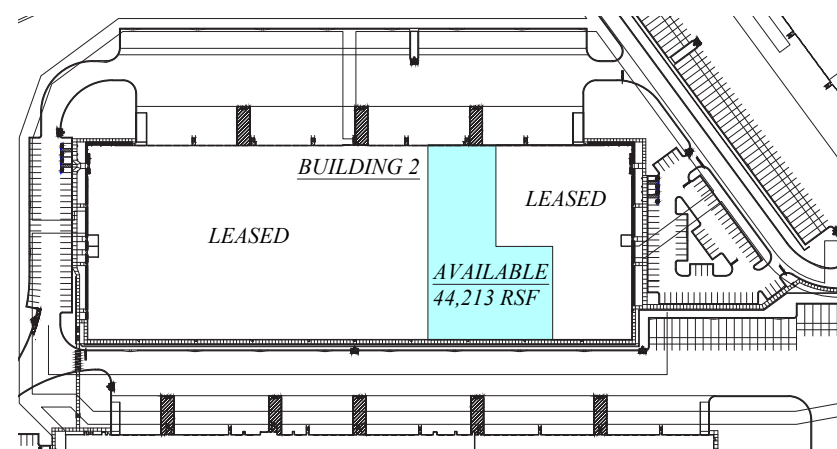
## FLOOR PLAN OPTIONS



### INTERIOR PHOTO



### SITE 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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[avisonyoung.com](http://avisonyoung.com)

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