

+/- 45,359 SF AVAILABLE FOR LEASE



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Property Highlights

- Site Acreage: +/- 7.63 AC
- Total Building: +/- 90,720 SF
- Available: +/- 45,359 SF
- Lease Rate: Negotiable
- Delivery: Q2 2020
- General Contractor: Choate Construction
- Construction: Tilt-up
- Floor Thickness: 6" thick, constructed of 4,000 psi concrete reinforced with #3 rebar 18" on center poured over a 4" compacted stone.
- Clear Height: 32'
- Building Depth: 210'
- Lighting: LED High Bay, motioned-sensored lighting with clerestory windows
- Column Spacing: 50' x 50' with a 60' speed bay
- Loading: Up to twelve (12), 9' x 10' dock-high doors
One (1), 12' x 14' drive-in door (To Tenant's Specs.)
- Truck Court Depth: 130'
- Sprinkler: ESFR
- Heat: (2) 200 MBH gas fired unit heaters vented thru the roof
- Electrical: 277/480 Volt 3 phase with a 200 amp panel and a 120/208 Volt 3 phase 150 amp panel
- Office: Customizable to Tenant's specs.
- Parking: 1:1,042 SF
- Water/Sewer: City of Concord
- Zoning: Industrial One (I-1)
- Location: Great access to Interstate 85 near the corner of Derita and Poplar Tent Rd. in Concord, NC.



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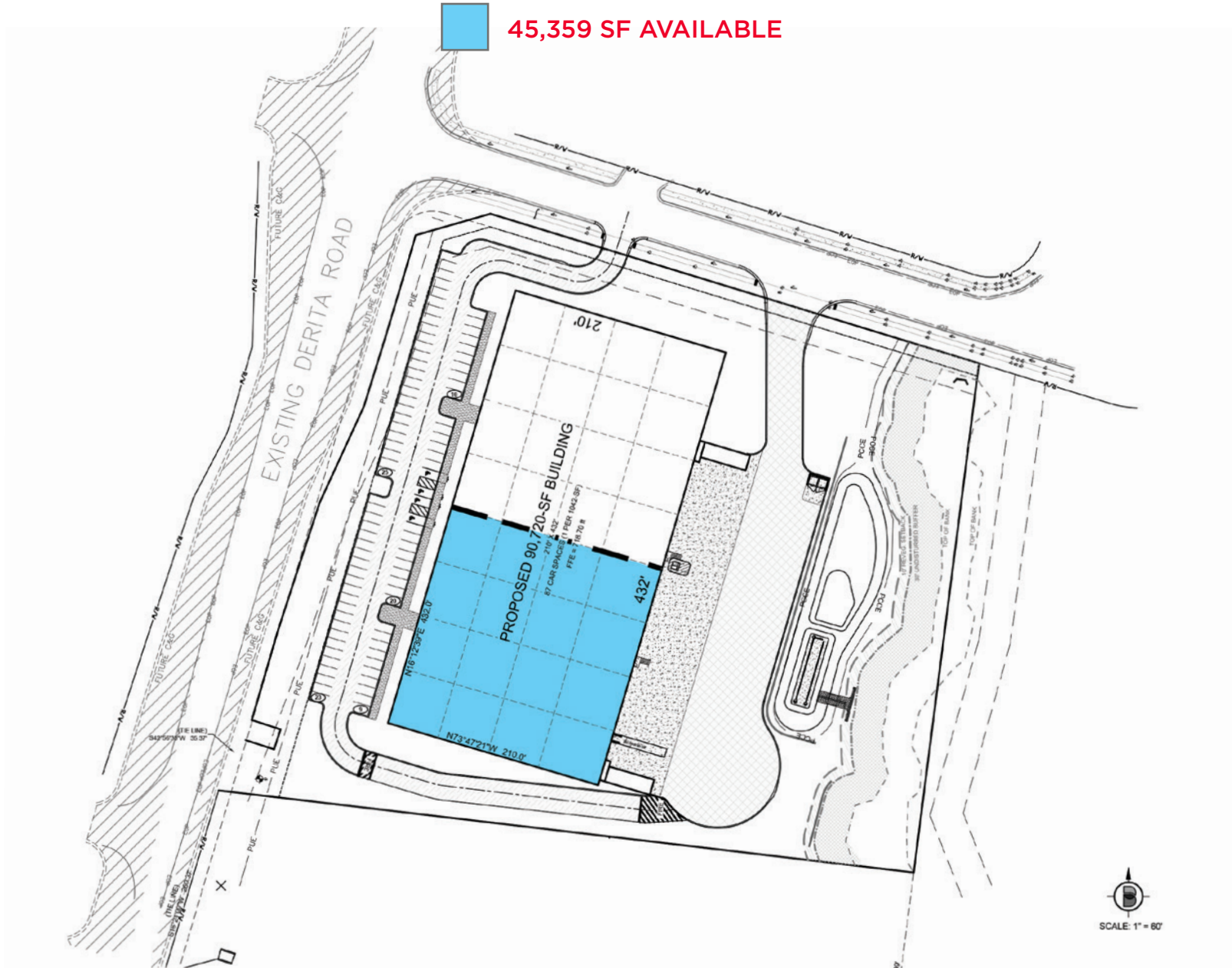
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