

AVAILABLE IMMEDIATELY



Bailey Commerce Center

10855 Bailey Rd
Cornelius, NC 28031

New Construction, Class-A Industrial Facility For Lease

Photo as of January, 2024



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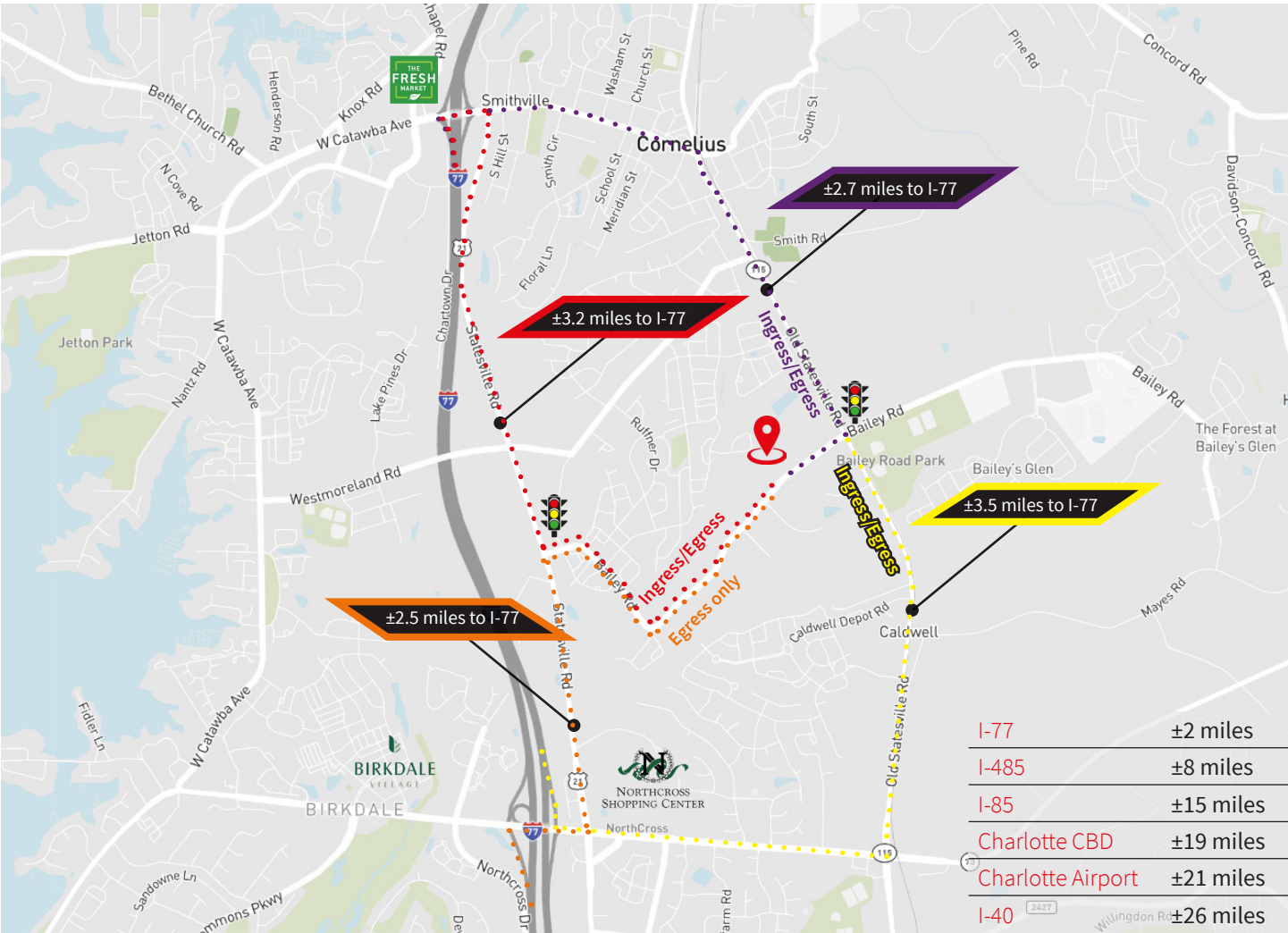
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**CROW
HOLDINGS**
DEVELOPMENT

22,050 - 110,250 SF AVAILABLE

Property Location



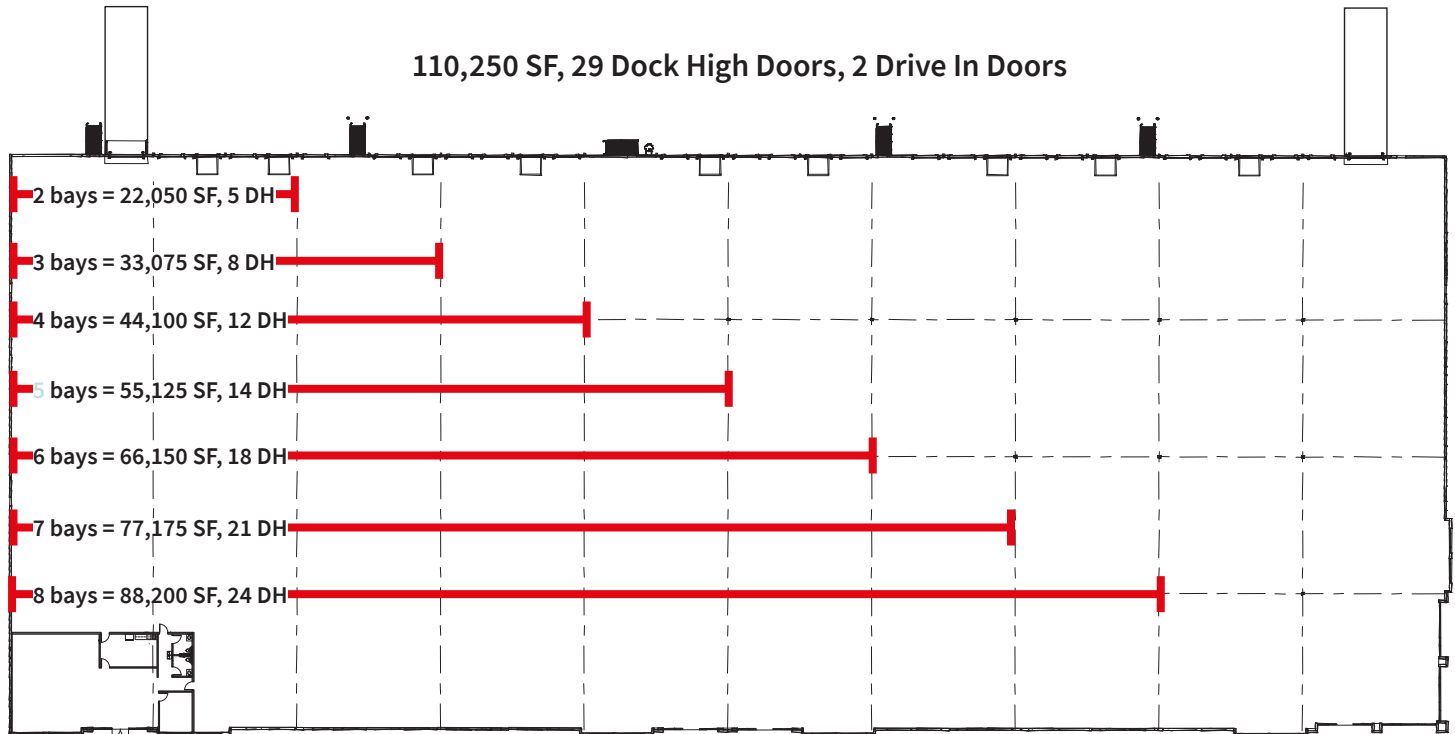
Property Specifications



BUILDING 2

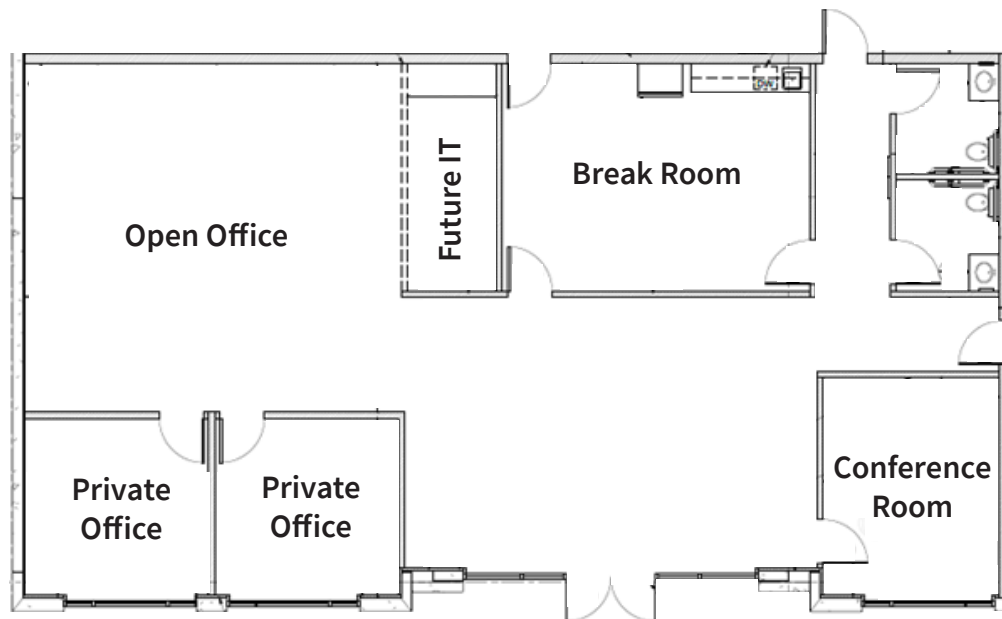
| | |
|---------------------|--|
| Total SF | ± 110,250 SF |
| Bay Size | ± 11,025 SF |
| Office SF | ± 2,500 SF Make Ready Office |
| Clear Height | 32' |
| Loading | 29 dock high doors, 2 drive in doors |
| Dock Equipment | (9) 7'x8' 35,000 lb mechanical leveler, dock bumpers, & quad outlets |
| Column Spacing | 50' X 52'6" (60' speed bay) |
| Building Dimensions | 525' X 210' |
| Trailer Parking | 25 dedicated positions |
| Auto Parking | 131 positions |
| Power | 1200 Amps |
| Truck Court Depth | 190' (shared) |
| Lighting | LED with motion sensors |

Property Floorplan



Make Ready Office

2,500 SF



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