



For Sale or Lease

244 Manor Ave, Concord, NC 28025



± 46,615 SF Available

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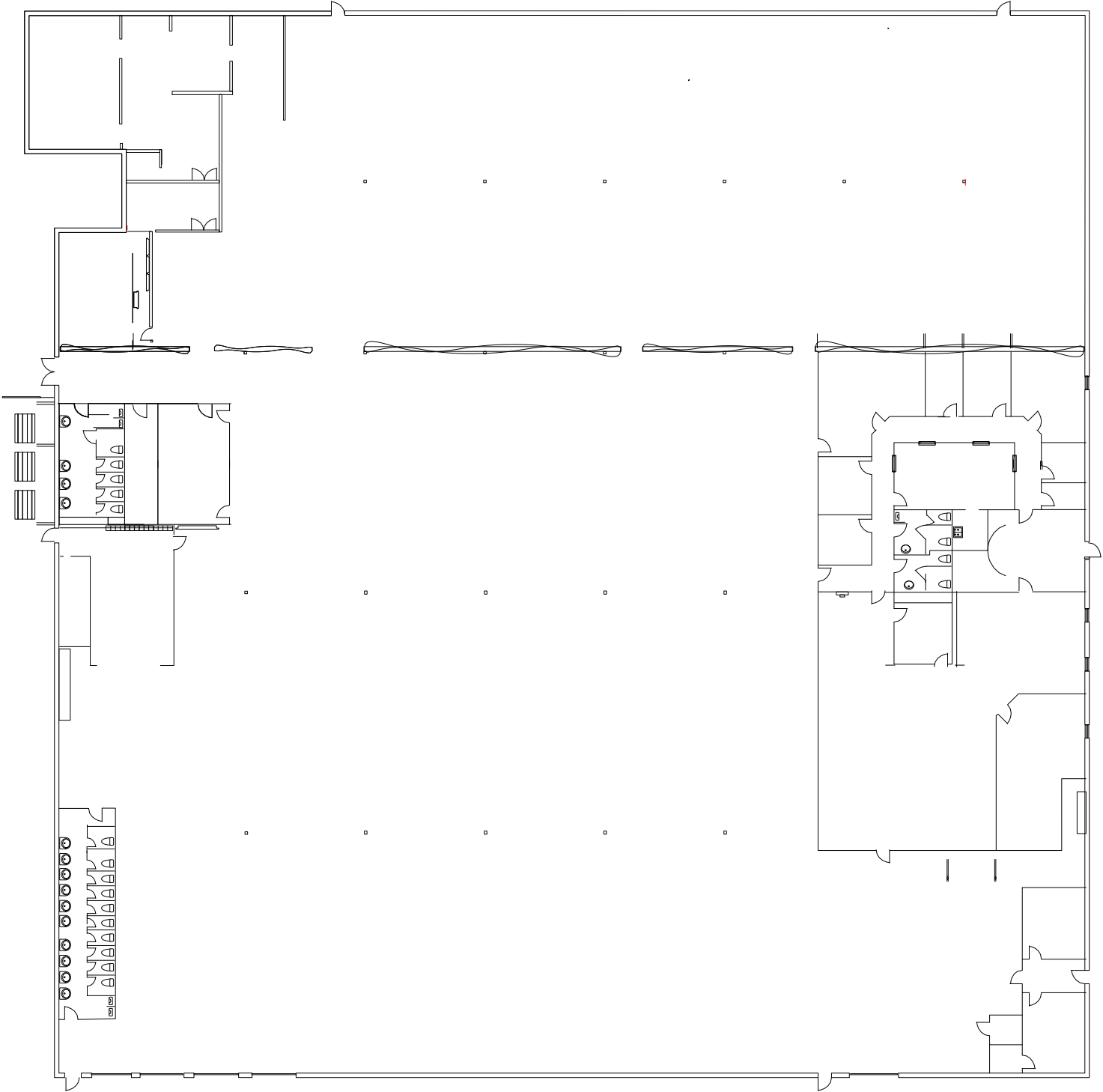
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Property Overview & Specifications

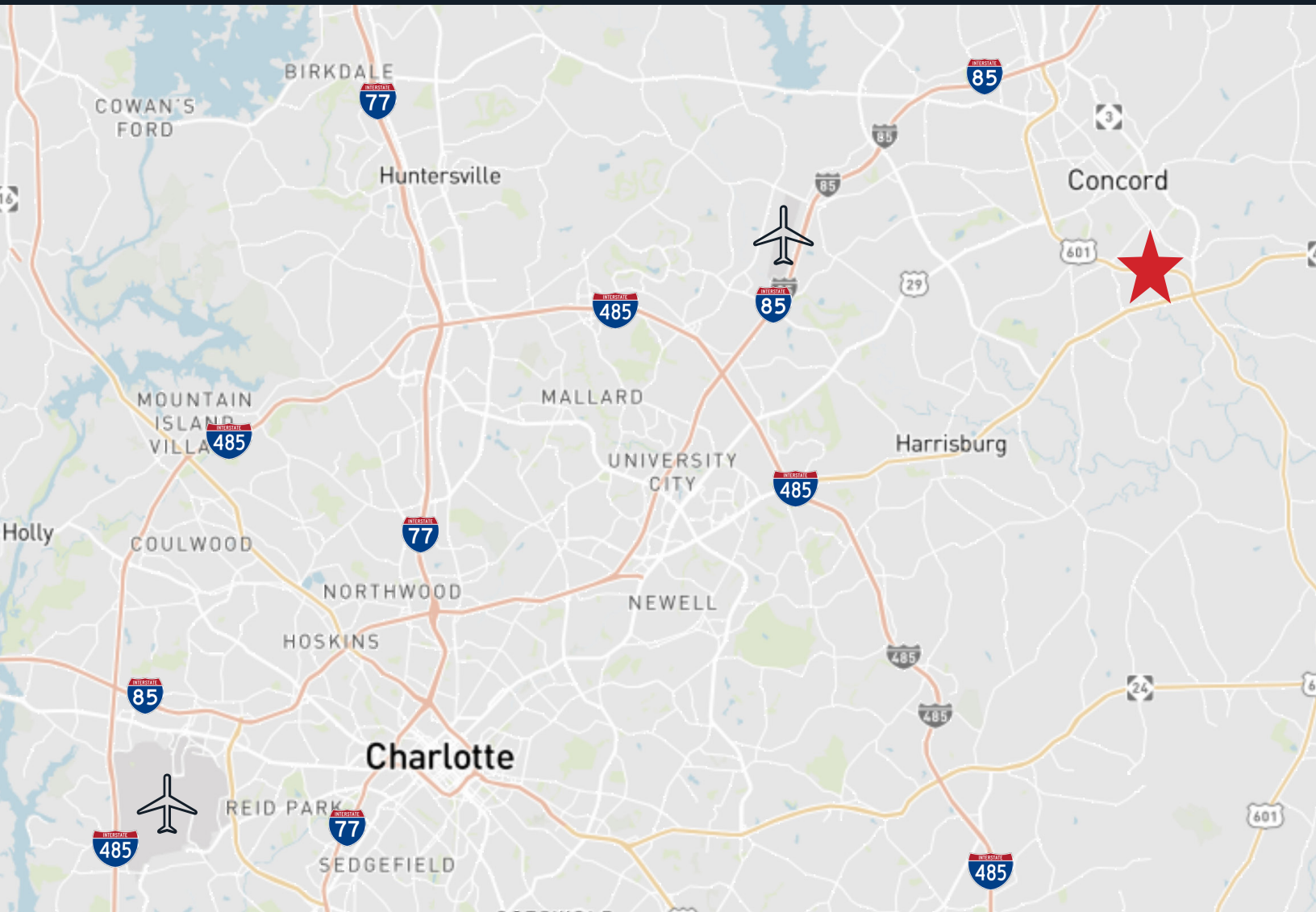
Acreage	3.64	Electrical Power	(1) 3,000 Amp 120/208V main panel (1) 1,200 Amp 480/277V main panel
Zoning	I-2 Heavy Industrial	Additional Features	Lockers, warehouse breakroom, and overflow parking area
Square Footage	± 46,615 SF	Loading	(3) 9'x10' automatic dock high doors (1) 8'x8' automatic dock high door (1) 8'x8' door with UPS height platform
Office SF	± 5,600 SF	Roof condition	Replaced in 2022
Construction Type	Brick	Sprinkler	Ordinary Hazard
Clear Height	12.5'	Sale rate	\$2,650,000 (\$57 psf)
Column Spacing	25' x 50'	Lease rate	\$5.75 psf NNN
Lighting	Mixed		



Floor Plan



Location Overview



Distances

- ± 5.9 miles from Interstate 85
- ± 10.6 miles from Interstate 485
- ± 12.7 miles from Concord-Padget Regional Airport
- ± 19.2 miles from Interstate 77
- ± 28.5 miles from Charlotte Airport

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