



TradePark

AT CONCORD

2735 & 2745 Piedmont Commerce St | Concord, NC

Available Immediately



Available Space

±22,386 — 266,700 SF



Introducing TradePark at Concord a two building 400,000 SF master planned logistics park uniquely located with unparalleled access to US-29, I-85 in the Charlotte Region. Delivering in late 2025, the speculative construction is a Class A development featuring LED lighting, 32' clear height and 53'-4" x 50 column spacing.

Egress — — — —
Ingress — — — —



Building 1
±199,500 SF



Building 2
±199,500 SF





Building 1

Total Building Size
199,500 SF
Demisable down to 22,386 SF

Configuration:
Rear Load

Clear Height:
32'

Bay Size:
53'-4" x 50' with 60' Speed Bay

Building Dimension:
950' x 210'

Spec Office:
±5,302 SF

Floor Thickness:
6"

Truck Court Depth:
200' Shared

Dock Doors:
57

Drive - In Doors:
2

Auto Parking:
203

Trailer Parking:
37

Sprinkler:
ESFR

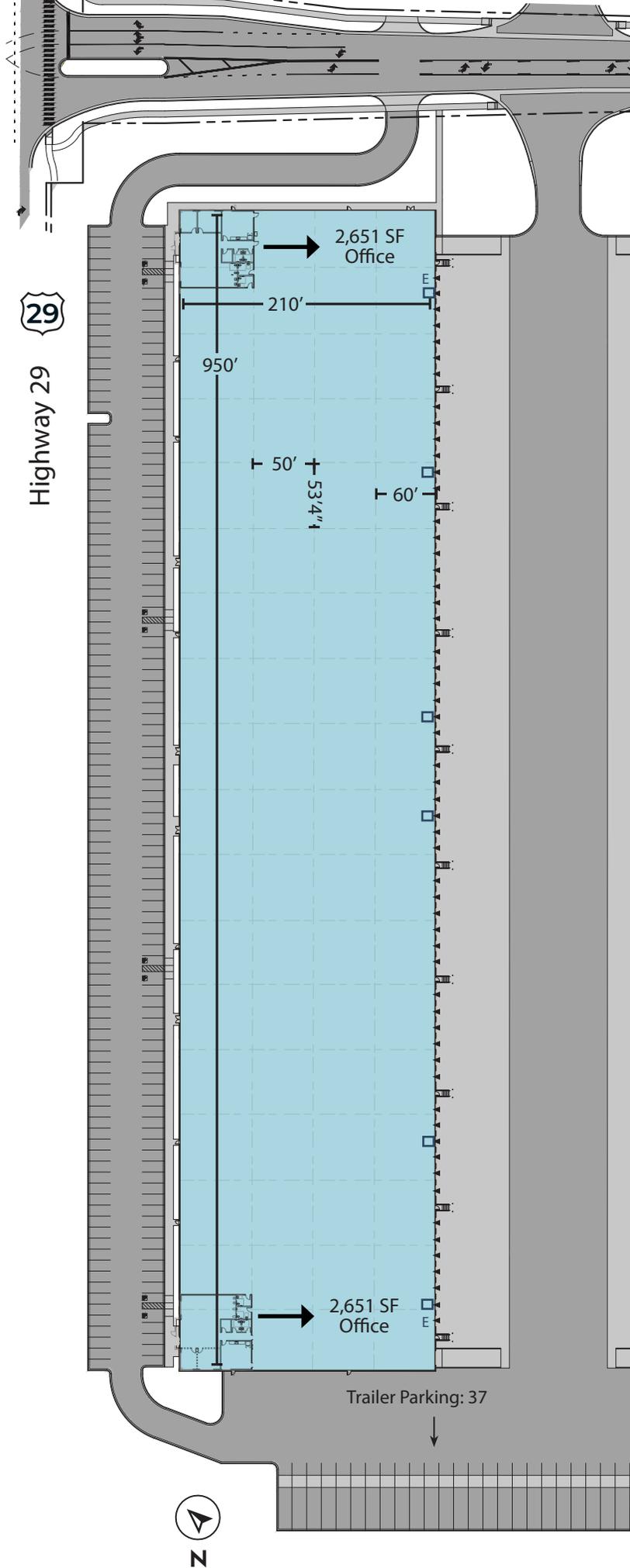
Power:
1,000 KVA transformer
480 / 3 Phase
2,500 AMPs

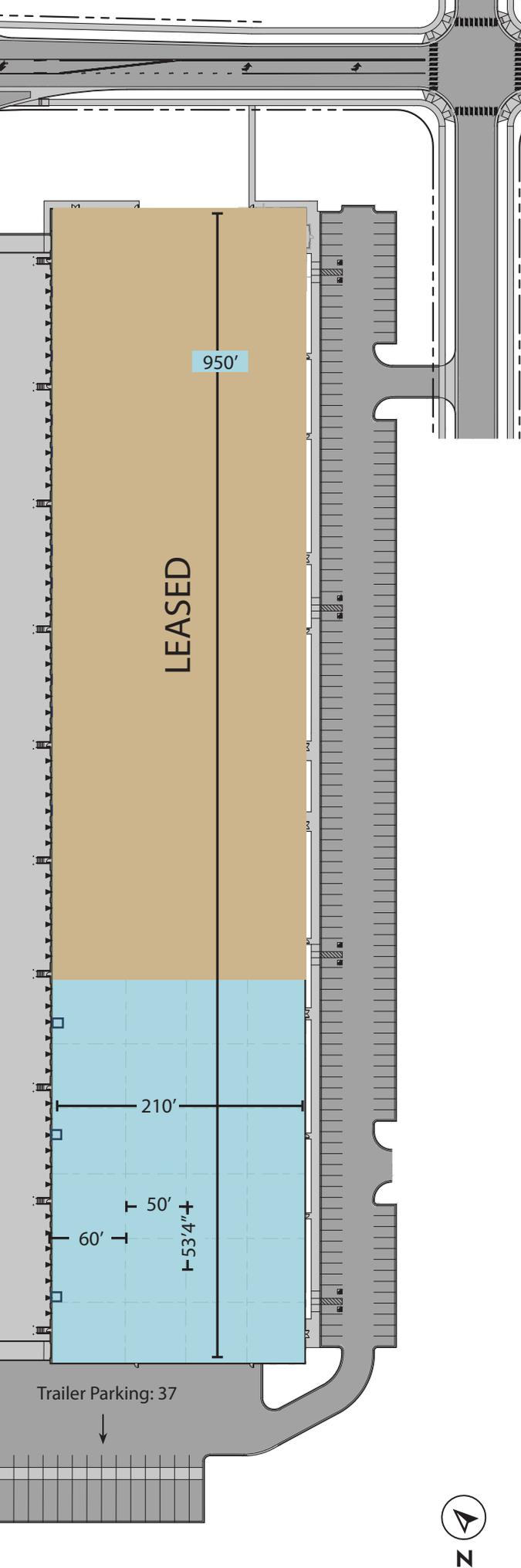
Zoning:
Campus Zoning

Lighting:
30 footcandles
High Bay Lighting fixtures
to be LED 277v

Pit Leveler Locations:
35,000 lb mechanical pit levelers

- ◀ Dock Door
- Pit Leveler
- E Edge of Dock





Building 2

Total Building Size
67,200 SF

Configuration:
Rear Load

Clear Height:
32'

Bay Size:
53'-4" x 50' with 60' Speed Bay

Building Dimension:
950' x 210'

Spec Office:
To suit

Floor Thickness:
6"

Truck Court Depth:
200' Shared

Dock Doors:
19

Drive - In Doors:
1

Auto Parking:
±55

Trailer Parking:
37

Sprinkler:
ESFR

Power:
1,000 KVA transformer
480 / 3 Phase
2,500 AMPs

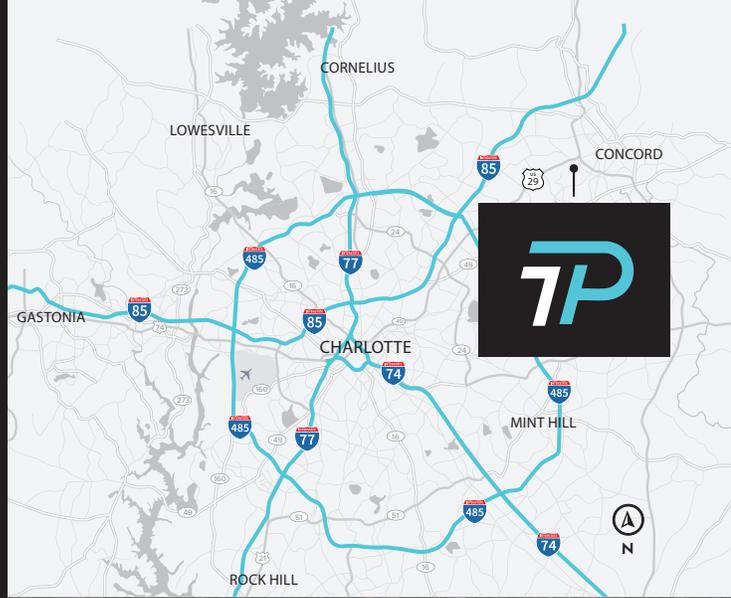
Zoning:
Campus Zoning

Lighting:
30 footcandles
High Bay Lighting fixtures
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Pit Leveler Locations:
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- ▶ Dock Door
- Pit Leveler

TradePark at Concord is strategically positioned in the highly sought after Charlotte MSA, moreover, Concord and the I-85 NE corridor is one of the most desirable industrial sub-markets in the Carolinas. It's close proximity to amenities coupled with a strong labor pool and quick accessibility to major interstates make it a premier site in the region.

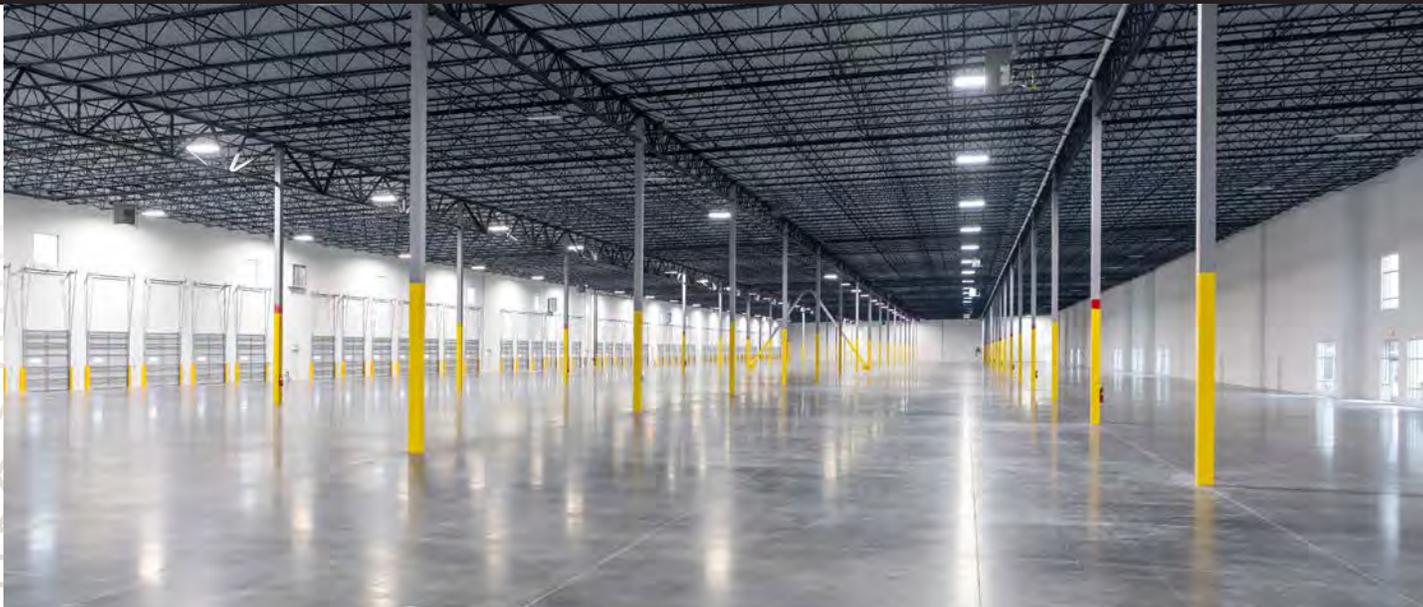


Occupiers in the area:



Retailers in the area:





TP TradePark

AT OAK CREEK

STAG
INDUSTRIAL

Brad Cherry, CCIM, SIOF
Exec. Managing Director
Charlotte, NC
+1 704 927 3013
brad.cherry@jll.com

MI
McCRANEY
PROPERTY COMPANY

Matthew Greer, CCIM, SIOF
Exec. Managing Director
Charlotte, NC
+1 704 804 5762
matthew.greer@jll.com

FORTIUS
REAL ESTATE DEVELOPMENT AND INVESTMENTS

Jay Hill
Managing Director
Charlotte, NC
+1 704 804 5754
jay.hill@jll.com

JLL

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