



TradePark

AT CONCORD

2735 & 2745 Piedmont Commerce St | Concord, NC

Available Immediately



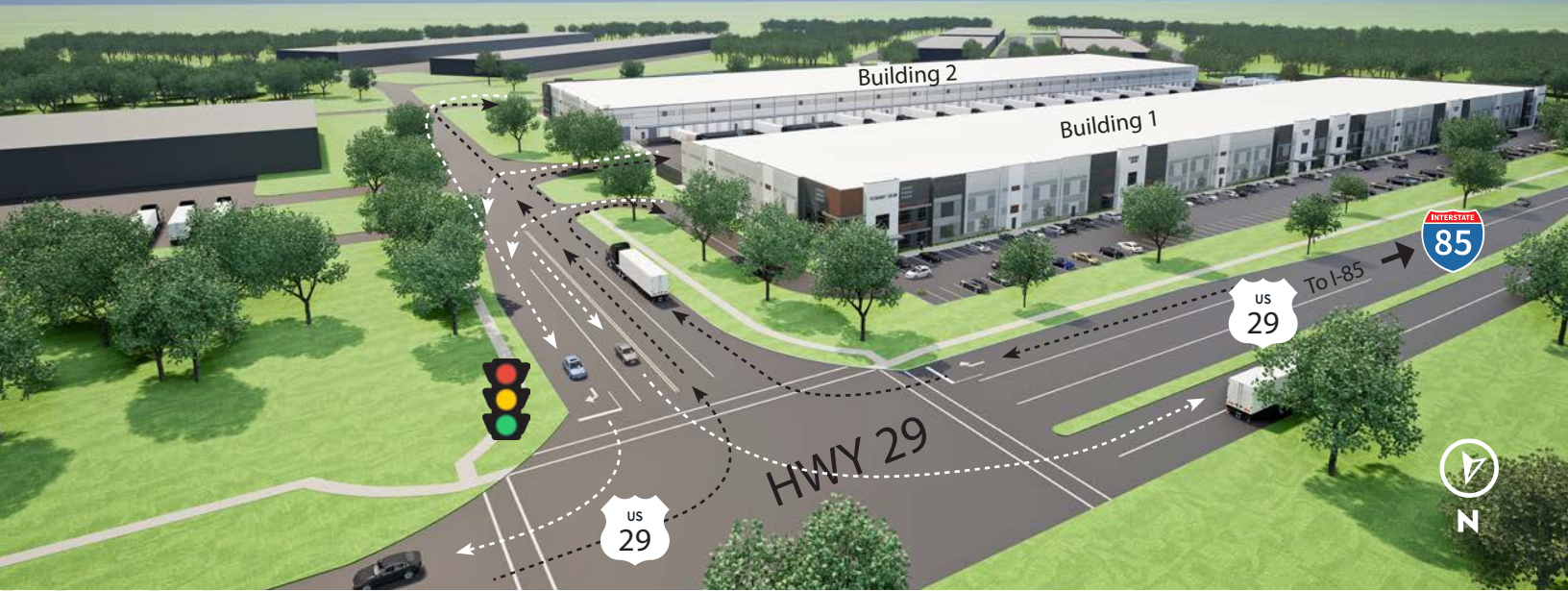
Available Space

±21,421 — 200,178 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
±200,178 SF



Building 2
±200,178 SF





Building 1

Total Building Size
200,178 SF
Demisable down to 21,421 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

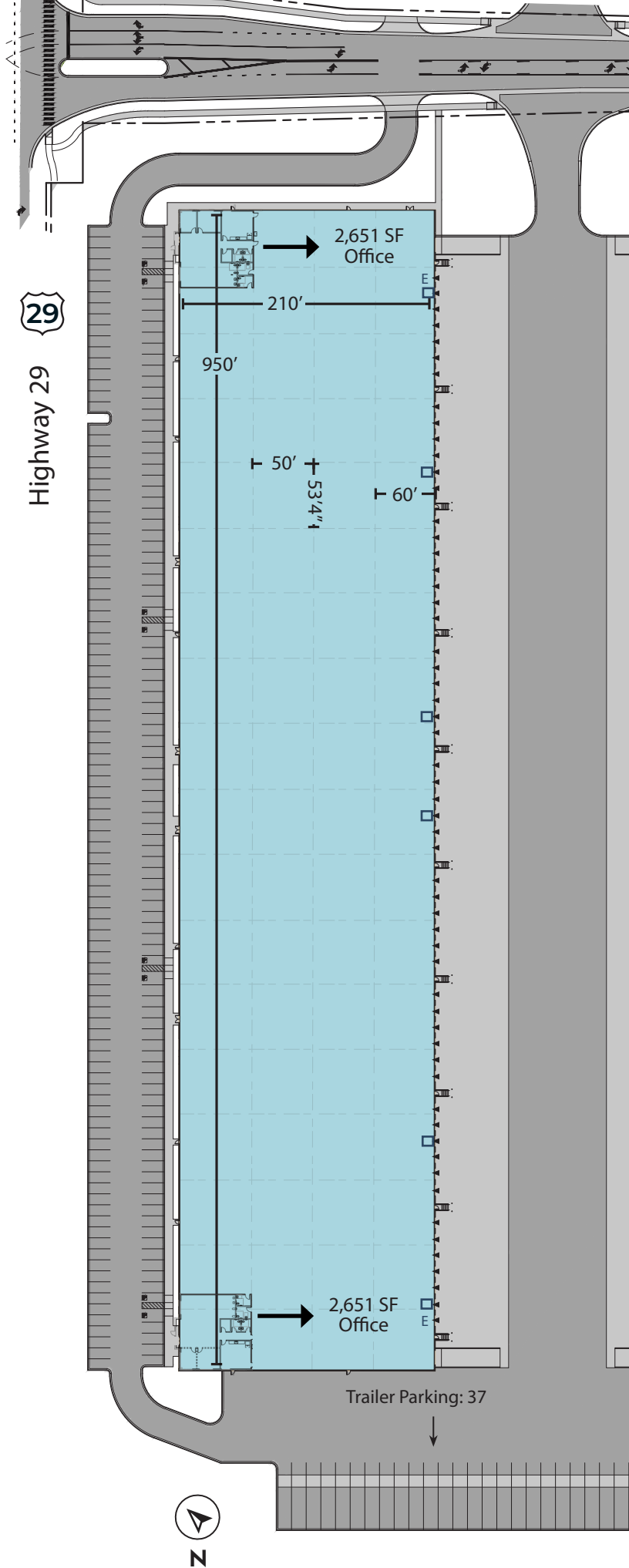
Power:
1,000 KVA transformer
480 / 3 Phase
2,500 AMPs

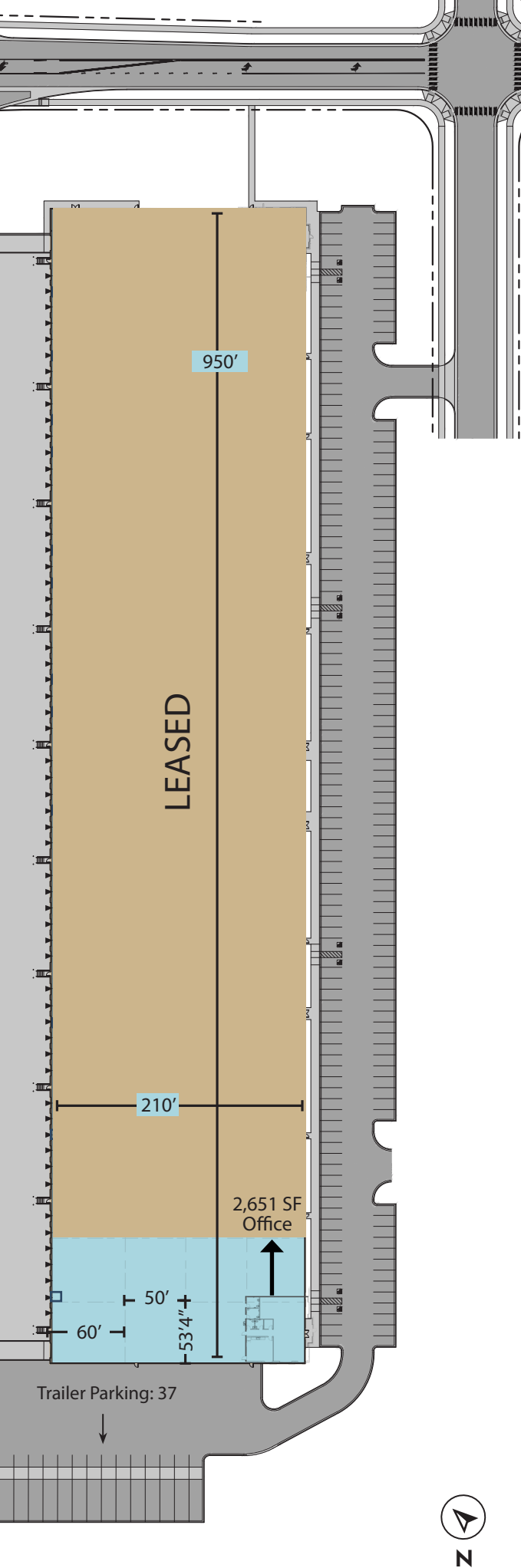
Zoning:
Campus Zoning

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 Available Size

21,421 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

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

Building Dimension:

950' x 210'

Spec Office:

2,651

Floor Thickness:

6"

Truck Court Depth:

200' Shared

Dock Doors:

5

Drive - In Doors:

1

Auto Parking:

±16

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

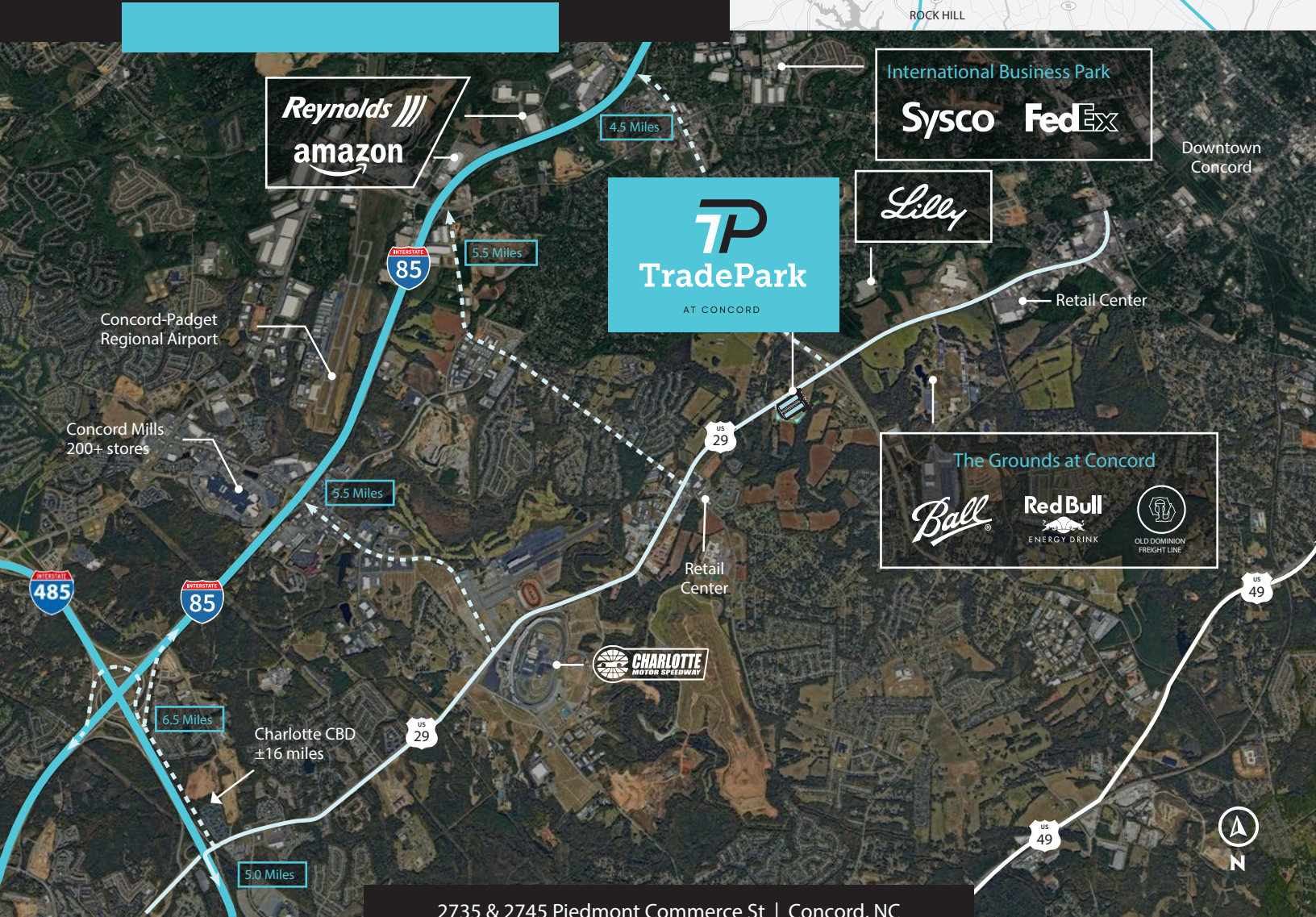
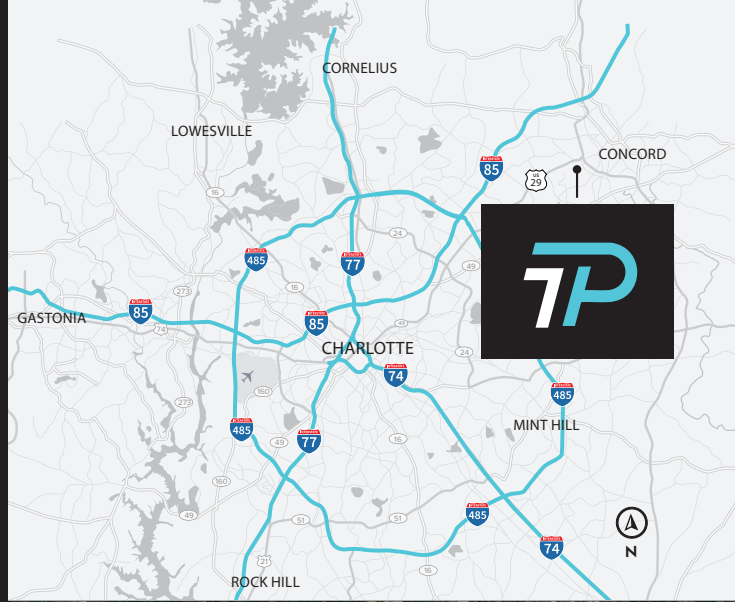
Pit Leveler Locations:

35,000 lb mechanical pit levelers

▶ Dock Door

□ Pit Leveler

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.



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Occupiers in the area:



Retailers in the area:





TP TradePark

AT OAK CREEK

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