



TradePark

AT CONCORD

2735 Piedmont Commerce St | Concord, NC

Available Immediately



Available Space

±199,500 SF

STAG
INDUSTRIAL

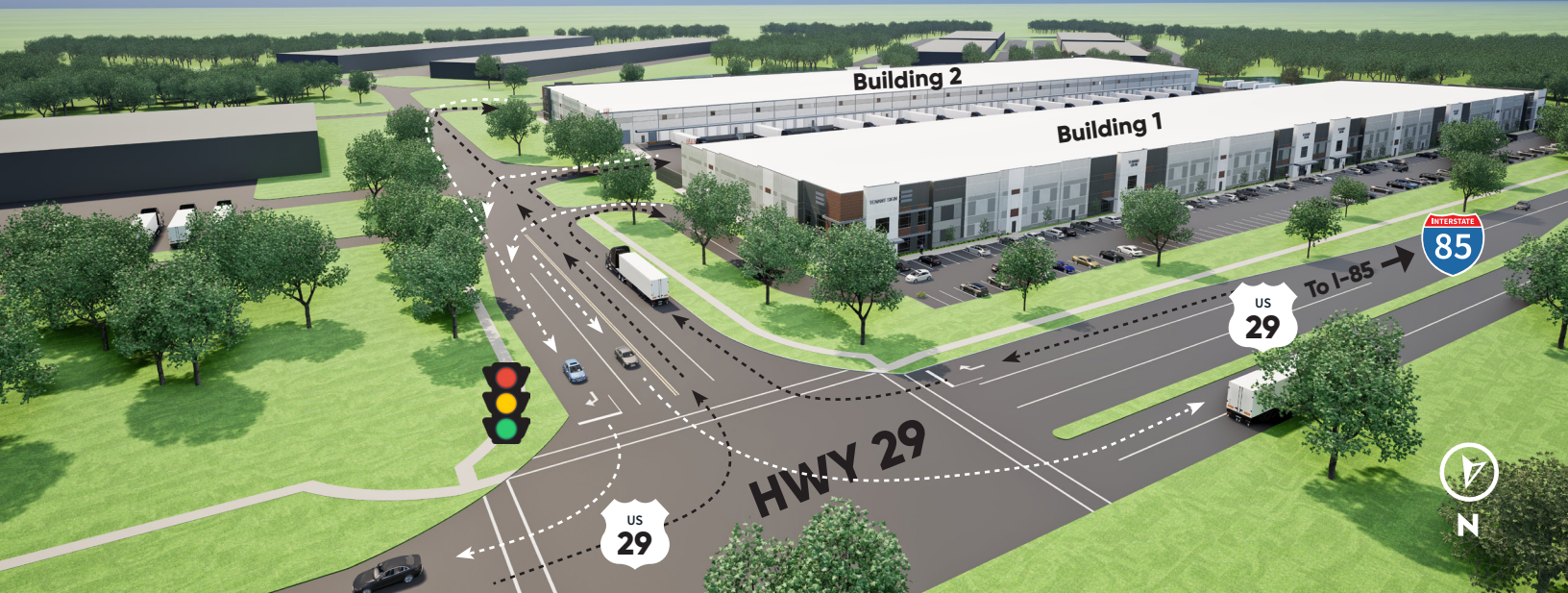
MI
McCRANEY
PROPERTY COMPANY


FORTIUS
REAL ESTATE DEVELOPMENT AND INVESTMENTS

 **JLL**

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
LEASED





Building 1

Total Building Size

199,500 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

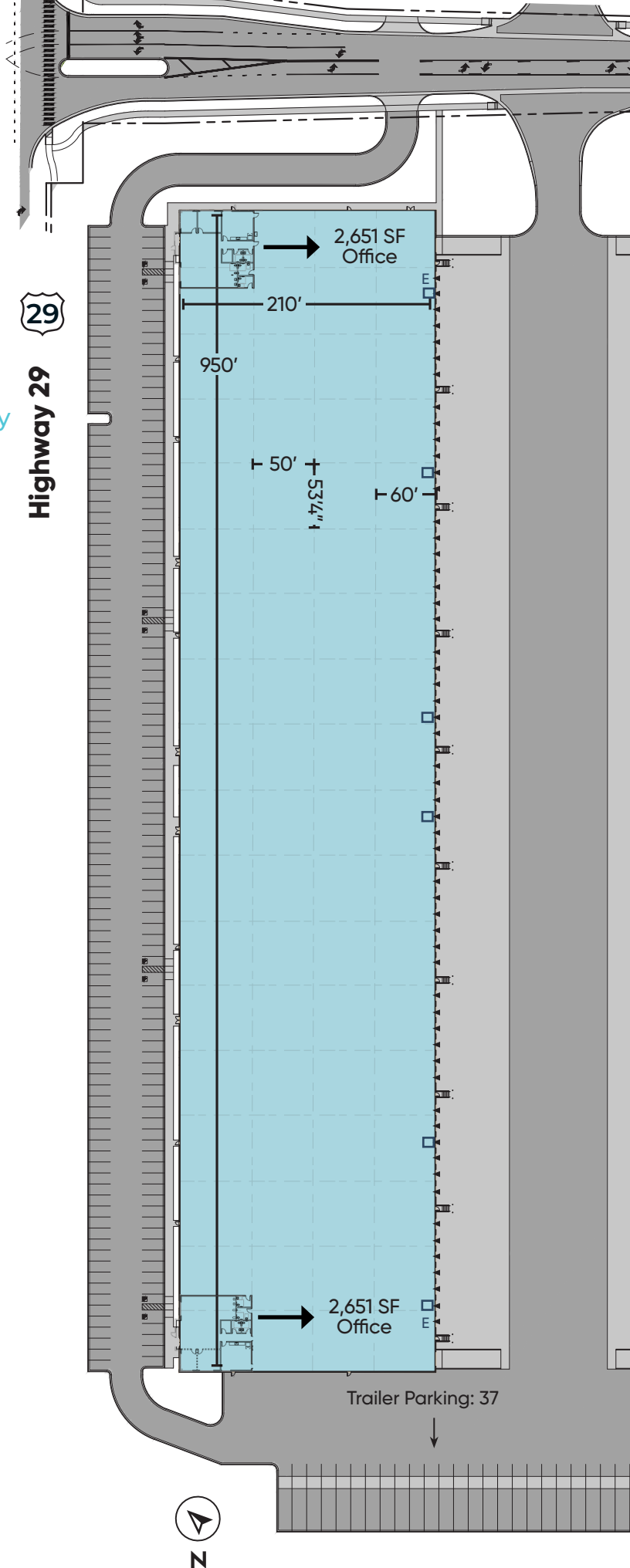
Pit Leveler Locations:

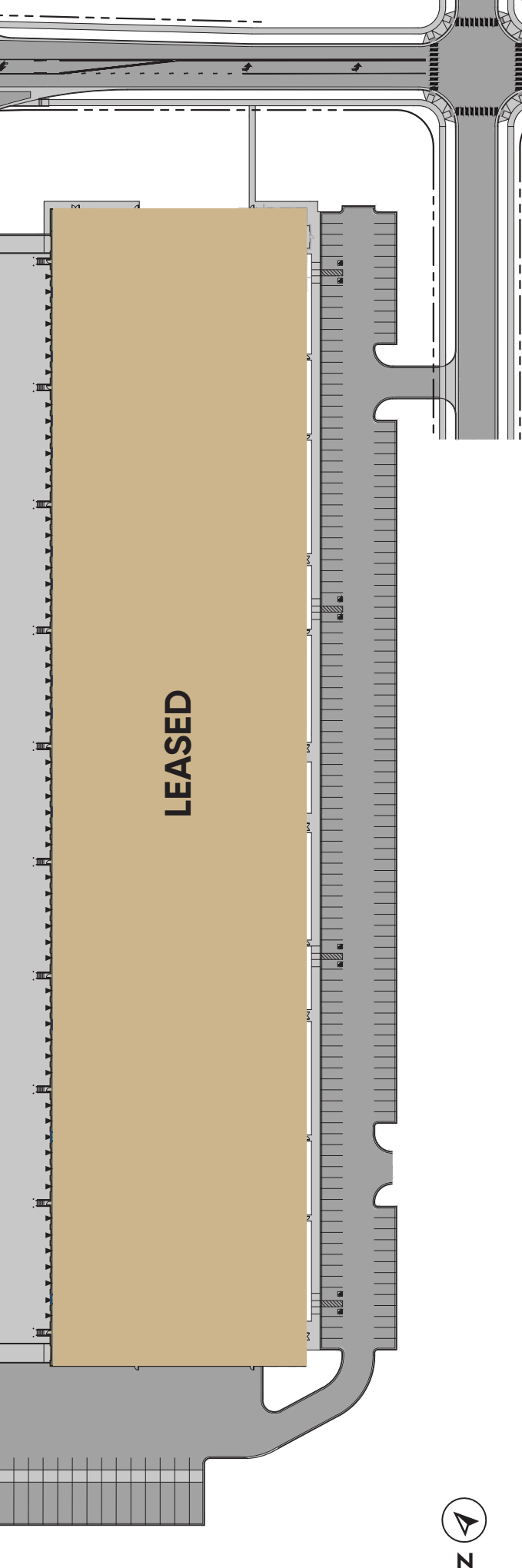
35,000 lb mechanical pit lev-

◀ Dock Door

□ Pit Leveler

E Edge of Dock





Building 2

Total Available Size
Leased

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

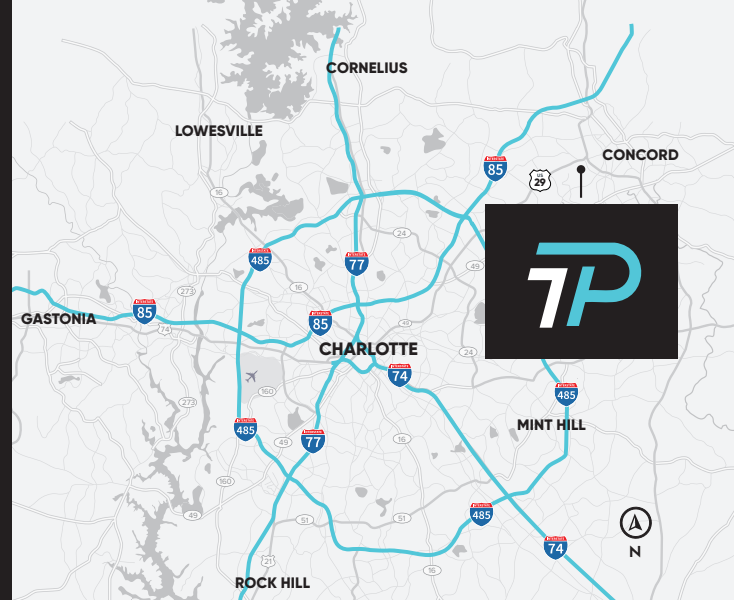
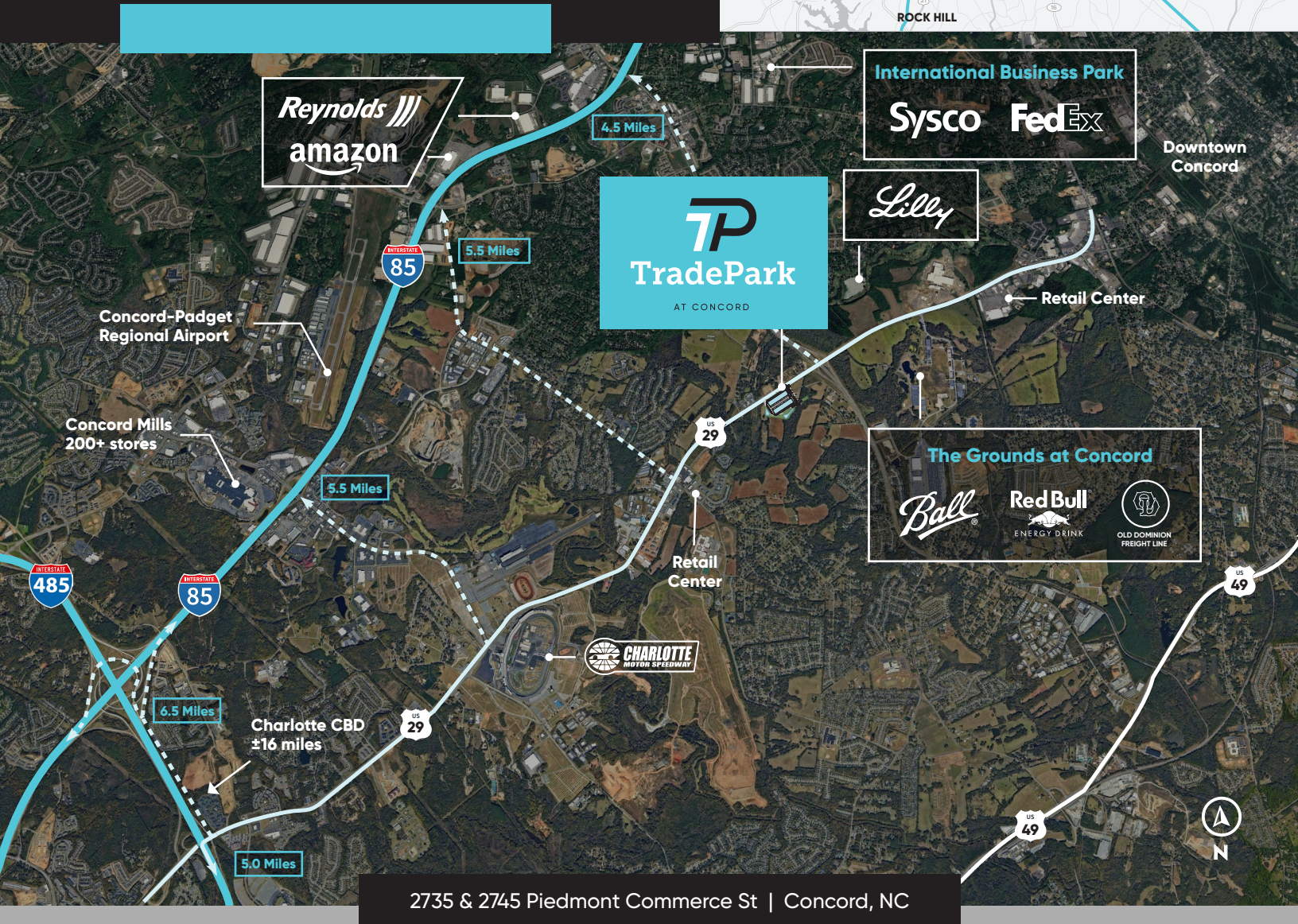
Lighting:
30 footcandles
High Bay Lighting fixtures
to be LED 277v

Pit Leveler Locations:
35,000 lb mechanical pit level-
ers

► 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.

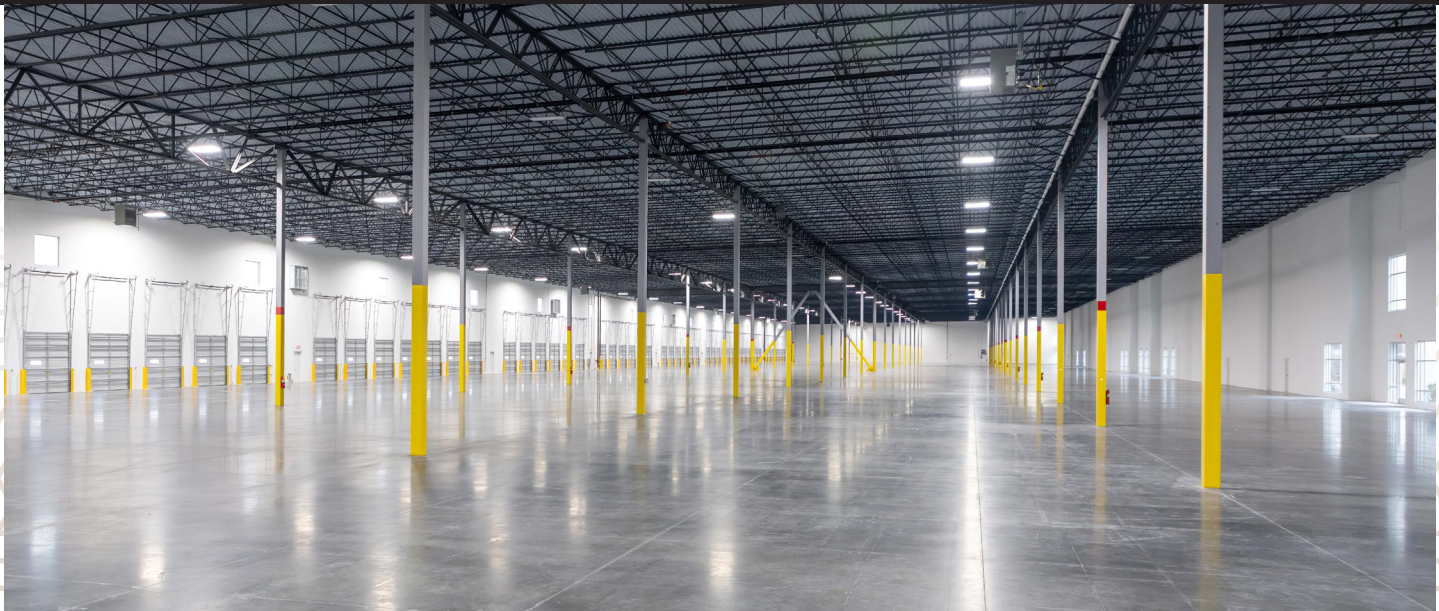


Occupiers in the area:



Retailers in the area:





TP TradePark

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