CONCORD COMMERCE CENTER

JLL



172 Pitts School SW Rd, Concord, NC

For Lease or Sale

Available Space: ±302,303 SF

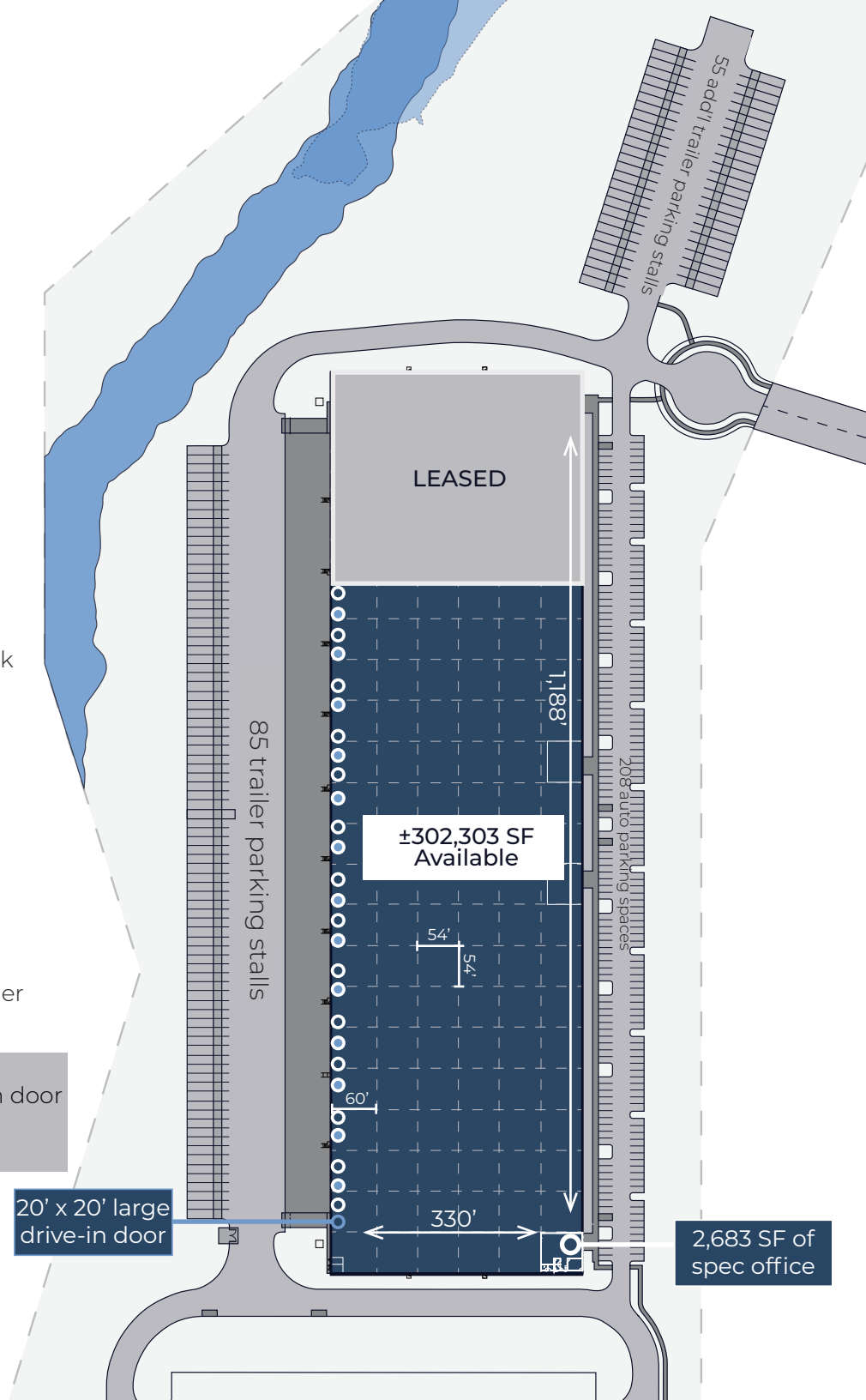
State-of-the-art Class A industrial building with close proximity to the I-485 & I-85 interchange

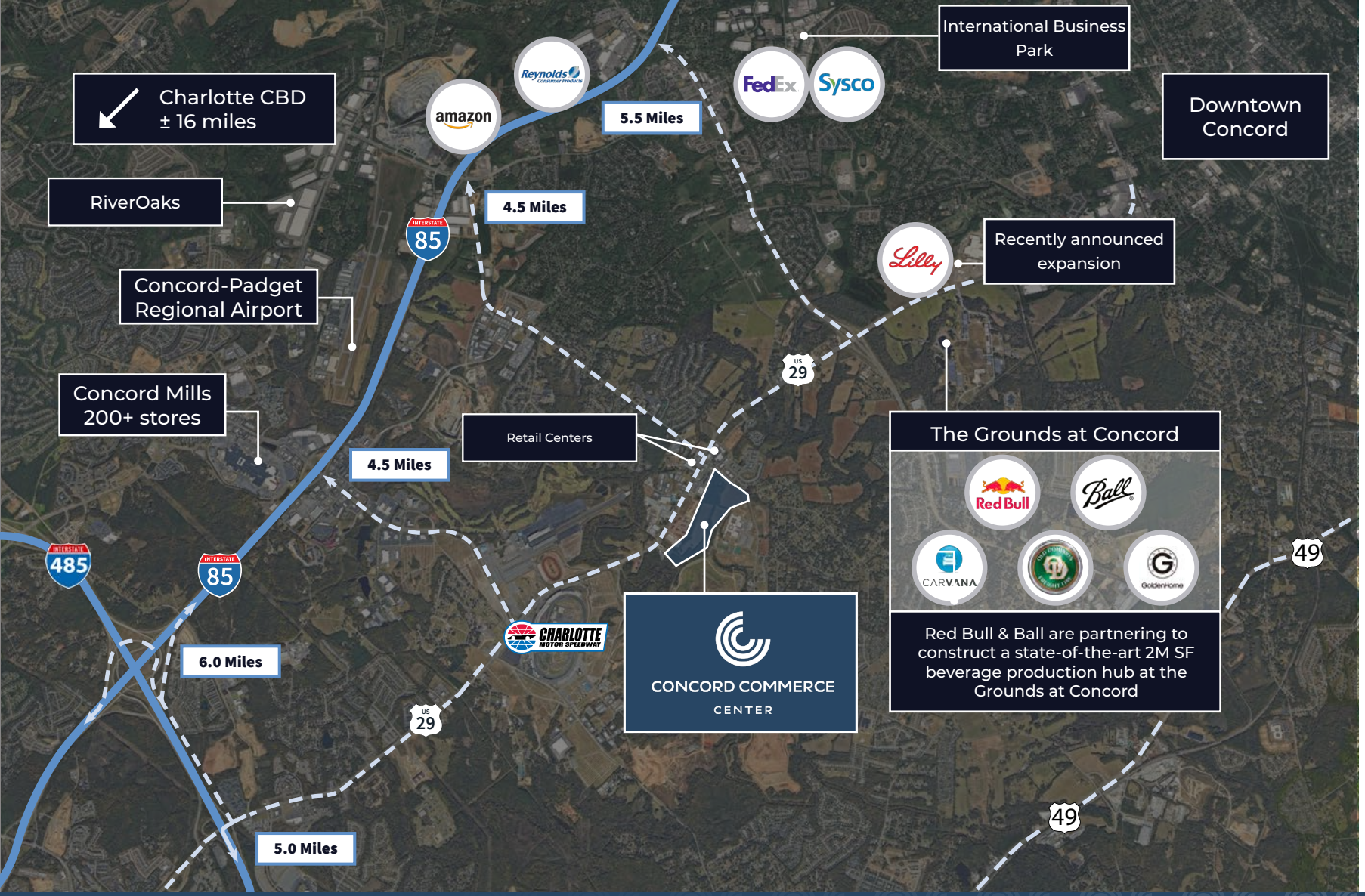
Site Plan


29
Concord Parkway
29
Coming Soon
EVOLVE
AT PARKWAY
APARTMENT HOMES
Mini
Storage
Depot
Walmart
Walgreens
SCM
Trailer parking
SCM
Building 1
392,040 SF
330' x 1,188'
Truck court with trailer parking
SCM
Trailer court
Building 2
60,000 SF
120' X 500'
Building 3
75,000 SF
100' X 750'
Trailer court
Building 4
70,000 SF
100' X 700'
Building 5
72,000 SF
120' X 600'
Trailer court
Building 6
60,000 SF
120' X 500'
SCM
Pitts School Road SW
N

Building Specs

Building size	±392,040 SF
Available Size	±302,303
Acreage	41.94 AC
Building dimensions	330’ x 1,188’
Column spacing	54’x54’ with 60’ speed bay
Truck court depth	190’
Fire suppression	ESFR
Auto parking	172 positions
Trailer parking	70 stalls (expandable to 140 stalls)
Zoning	I-2
Loading	1 (20’ x 20’) large drive-in door 27 (9’ x 10’) dock high doors - 13 dock high doors outfitted with 35k levelers, dock seals, and bumpers - 30 additional knockouts
Clear Height	36’
Power	4,000 amp service
Office SF	2,683 SF spec office
Lighting	(1) LED high bay fixture per bay
Roof	45 mil TPO with 15-year warranty
Structure	7”, non-reinforced slab, full vapor barrier





Occupiers in the Area:

MAX SOLUTIONS · ASSA ABLOY · CELGARD · DNP · FMP · Hendrick Motorsports · PreGel · CORNING · HAINES · LENNOX · legrand / Pass & Seymour

Retailers in the Area:

SUBWAY · ZAXBY'S · TACO BELL · WAFFLE HOUSE · Walmart · PAPA JOHN'S · SMOOTHIE KING · FOOD LION

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