



4400 Republic Ct

4400 Republic Ct, Concord, NC 28027



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CK Select

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(704) 788-2255



4400 Republic Ct

\$13.00 /SF/YR

4400 Republic Drive, Concord \pm 8357 SF of industrial/flex space for lease just minutes from I-85. Located on a quiet industrial street with similar users. Includes two 8'x16' and two 8'8 drive-in doors, 12' ceiling height with drop ceiling (can be removed for up to 20' clear), customer/parts counter, finished office space, full kitchen, and four restrooms (one with shower). Space is fully air conditioned and heated with gas. Lighting is a mix of LED and fluorescent. 3-phase power and fiber internet available. Multi-tenant fenced lot with ample parking and outdoor storage. Offered at \$13/SF NNN plus utilities. Grass and landscaping included. Ideal for machine shop, auto service, light industrial, or fabrication use. Immediate occupancy available....

- office/flex space
- previous machine shop
- Near I-85 and I-77



Rental Rate: \$13.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 8,357 SF

Year Built: 1985

Cross Streets: International Dr

Taxes: \$0.15 USD/SF/MO

Operating Expenses: \$0.08 USD/SF/MO

Rental Rate Mo: \$1.08 /SF/MO



1st Floor Ste 1

1

Space Available	8,357 SF
Rental Rate	\$13.00 /SF/YR
Date Available	To Be Determined
Service Type	Full Service
Space Type	Sublet
Space Use	Office(Coworking)

4400 Republic Drive, Concord ±8,357 SF of industrial/flex space for lease just minutes from I-85. Located on a quiet industrial street with similar users. Includes two 16' tall drive in doors and two 8'x8' drive-in doors, 12' ceiling height with drop ceiling (can be removed for up to 20' clear), customer/parts counter, finished office space, full kitchen, and four restrooms (one with shower). Space is fully air conditioned and heated with gas. Lighting is a mix of LED and fluorescent. 3-phase power and fiber internet available. Multi-tenant fenced lot with ample parking and outdoor storage. . Offered at \$13/SF NNN (\$2.80) plus utilities. Grass and landscaping included. Ideal for machine shop, auto service, light industrial, or fabrication use. Immediate occupancy available.

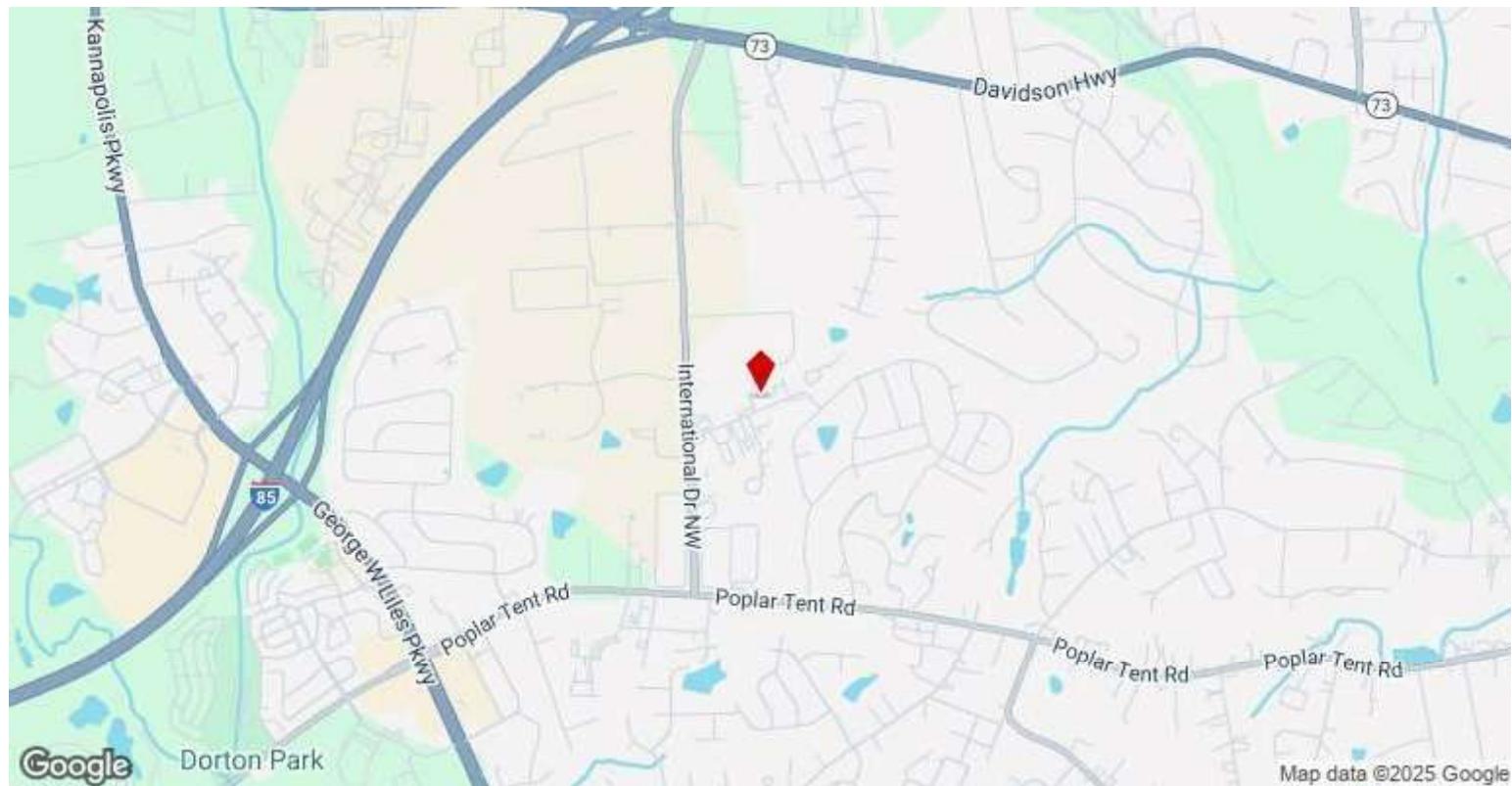
Major Tenant Information

Tenant
C&M Trucking

SF Occupied

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Lease Expired



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Property Photos



Room Sizes Not For Sqft Calculation. All Measurements Require Professional Verification.



Property Photos



04-DSC03428_CHP



59-DSC03594_CHP