



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 ±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'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 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

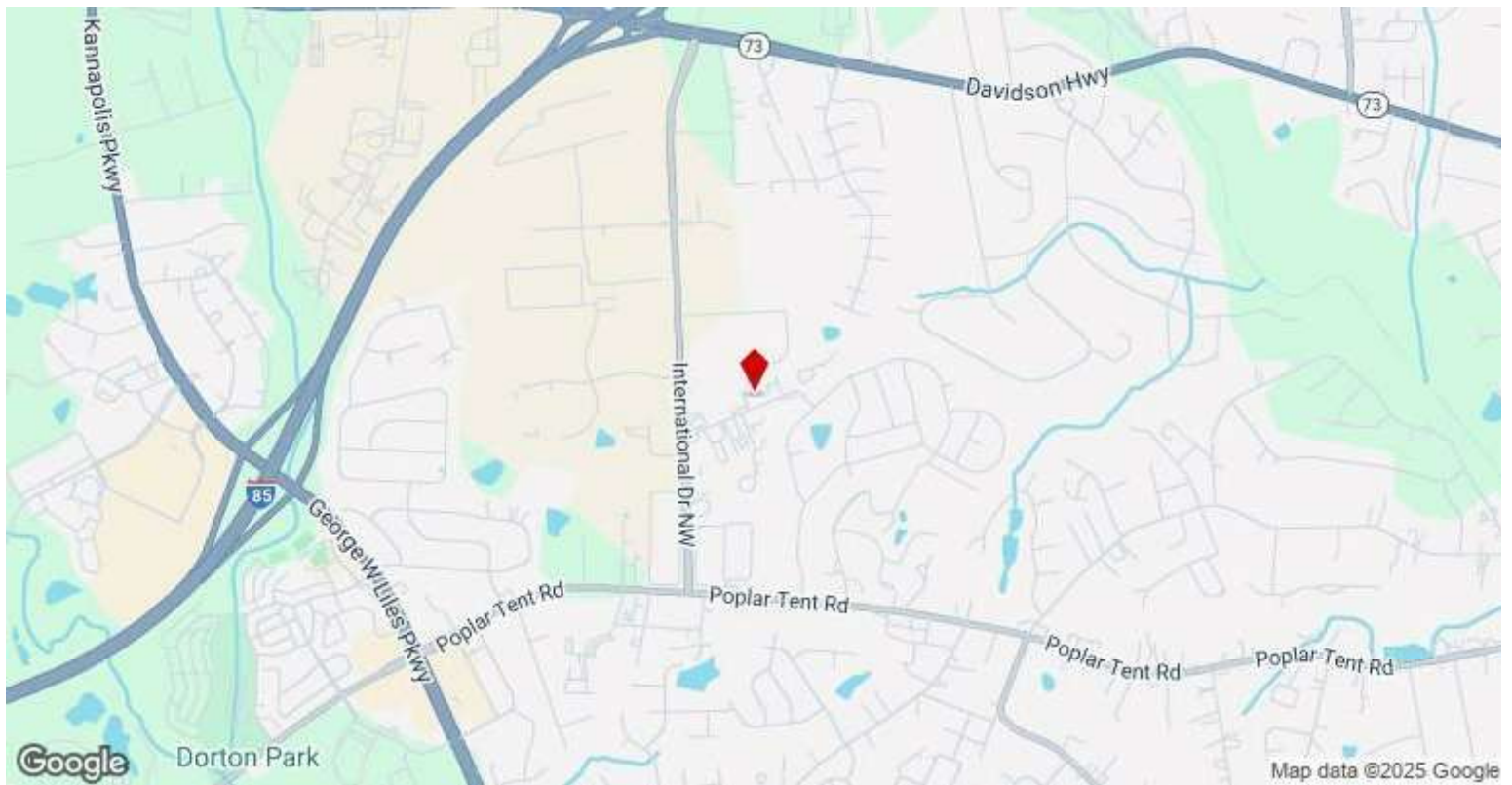
1st Floor Ste 1

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	SF Occupied	Lease Expired
C&M Trucking	-	



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Property Photos



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



Building Photo

Property Photos

