

FLEX INDUSTRIAL



FOR SALE/LEASE  
NOW AVAILABLE

4500 Motorsports Dr. SW  
Concord, NC 28027

Freestanding 11,380 SF industrial building located within the Motorsports business park. This property features +/-1.79. acres with room to expand existing footprint. Of the total 11,380 SF, 6,300 is warehouse and 5,080 SF is office. The property features great access to downtown Concord, Harrisburg, I-85, I-485, and many other amenities such as restaurants, grocery stores, professional offices, retail centers, and more.

**\*\* Operational business on-site – do not disturb.**  
Contact broker for showing instructions.

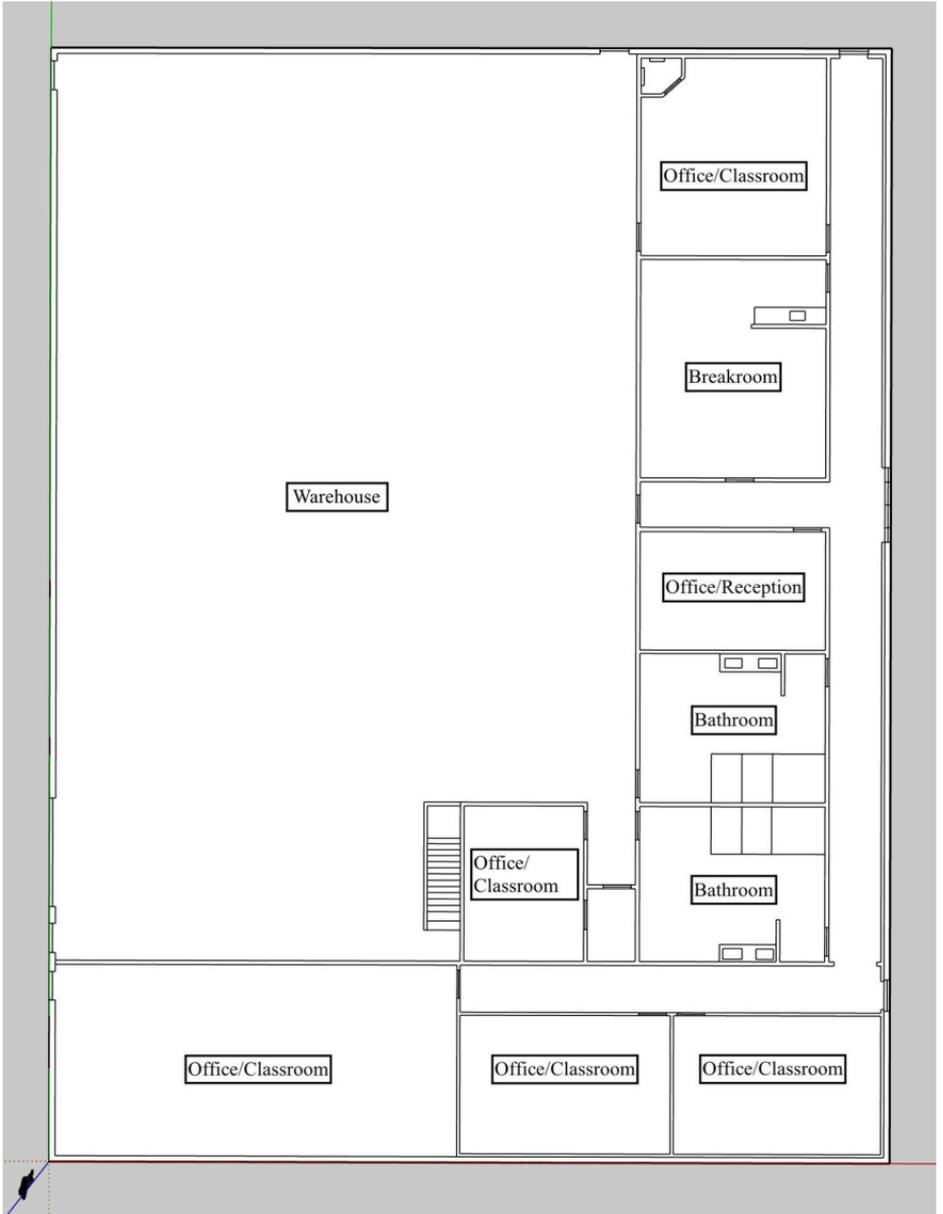
- ✓ ASKING PRICE: \$1,800,000 (\$158 PSF)
- ✓ LEASE RATE: \$12 NNN (\$2.37 NETS)
- ✓ 11,380 SF (6,300 W/H & 5,080 OFFICE)
- ✓ +/-1.79 ACRES TO EXPAND
- ✓ 1 DRIVE IN DOOR (12'W X 14'H)
- ✓ ZONED LIGHT INDUSTRIAL (I-1)

\*All information needs to be independently verified.

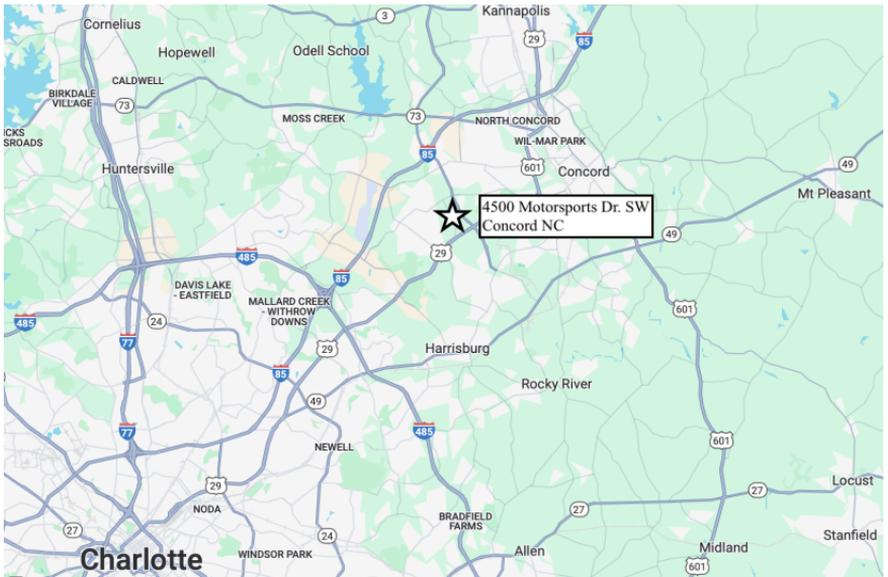
# Additional Photos



# Floor Plan



# Location Overview



## Location:

- ± <1 Mile, 1 minute from Hwy 49
- ± 6.1 Miles, 10 minutes from I-85
- ± 7.2 Miles, 14 minutes from I-485

4500 Motorsports Dr.  
Property & Building Features

**Total SF:** 11,380 SF

**Warehouse:** 6,300

**Office:** 5,080

**Year Built:** 2005

**Total Acres:** 1.79 Acres

**Current Zoning:** City of Concord, I-1 (Light Industrial)

**Power:** 400 Amps, 200 Amps, 3 phase heavy power.

**Roofing:** Insulated corrugated metal.

**HVAC:** Fully heated and air conditioned. Inquire for service records. \*

**Sprinkler System:** None.

**Clear Height (Under Roof Deck & Insulation):** ±20 to ±24

**Clear Height (Under Beam):** ±16'6" to ±21

**Column Span:** Clear span, no columns.

**Drive in Door:** (1) One drive-in door.

**Drive in Door Dimensions:** 12'W X 14'H

**Fire and Safety:** Features security cameras and a fire alarm system.

**Floors:** Concrete slab in warehouse and office area.

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