



# CONCORD COMMERCE CENTER



**For Lease or Sale**

**Delivered**

**172 Pitts School SW Rd, Concord, NC**

**Available Space: ±302,303 SF**

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

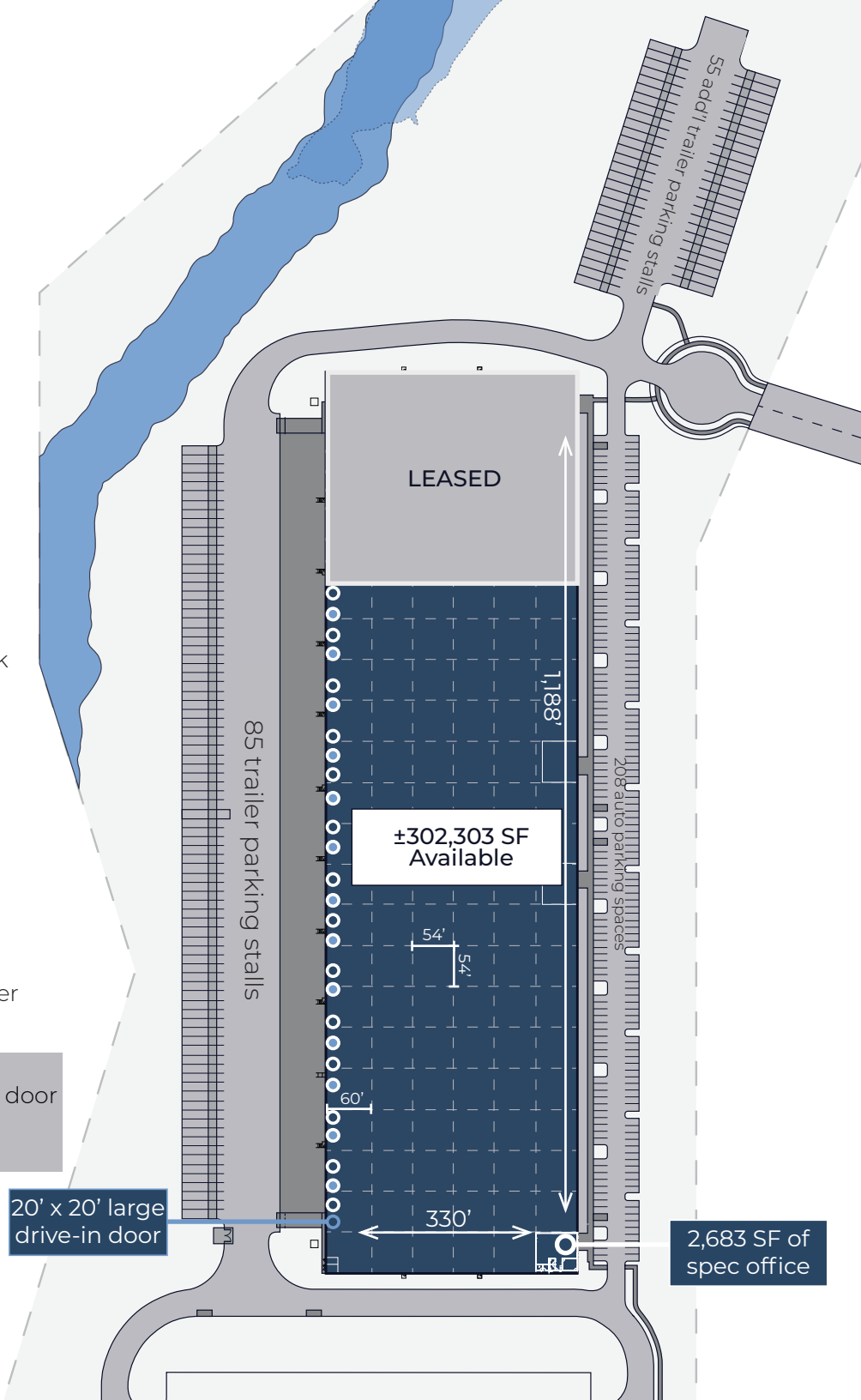


# Building Specs

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

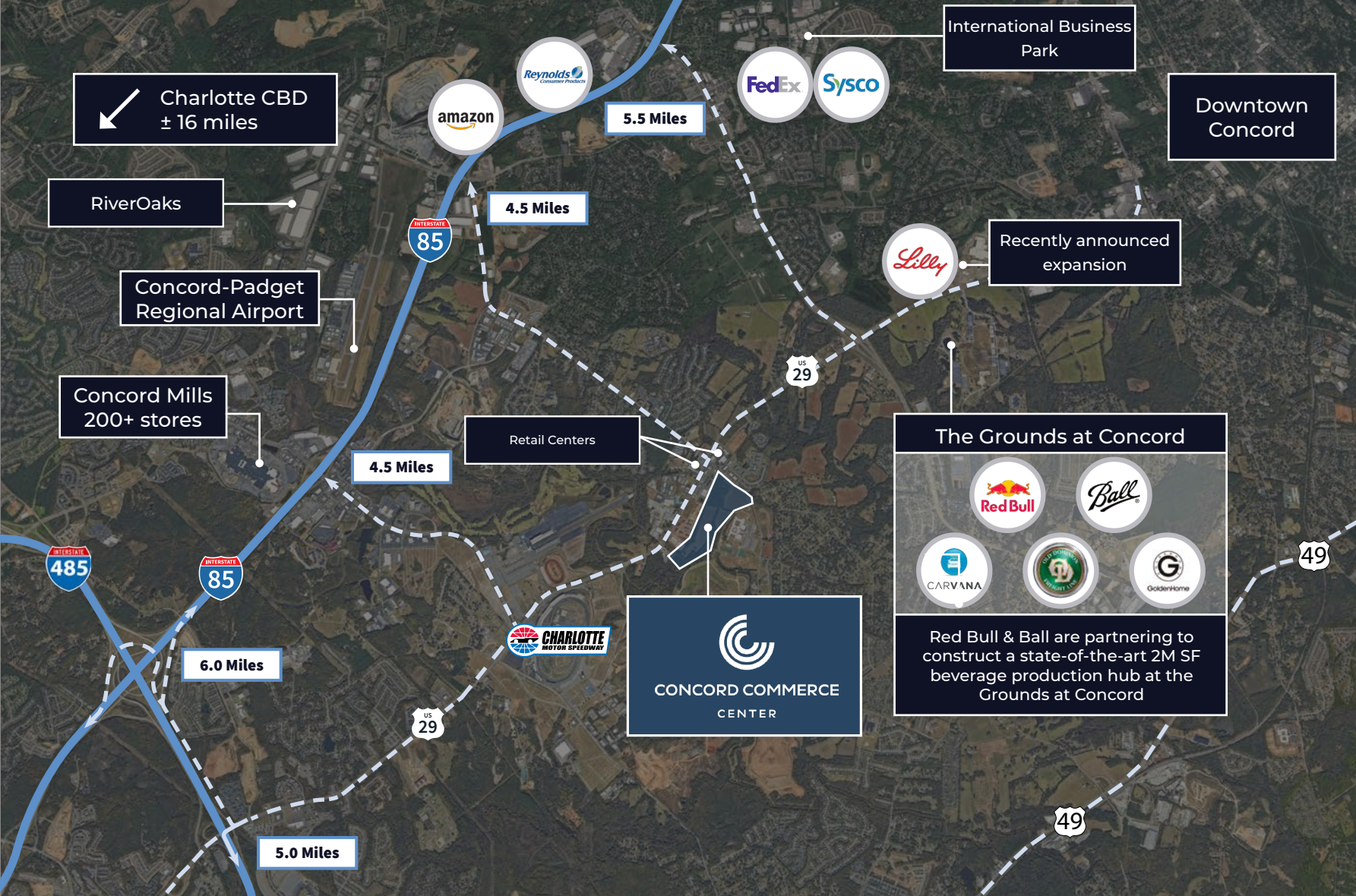
**Key**

- Dock high door
- Drive in
- Pit leveler



20' x 20' large drive-in door

2,683 SF of spec office



### Occupiers in the Area:



### Retailers in the Area:



## Contacts

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