

FLEX INDUSTRIAL / RETAIL



FOR SALE
NOW AVAILABLE

360 Old Salisbury-Concord Rd
Concord, NC 28025

This commercial property, once home to the Sundrop Bottling Company, offers a prime opportunity for a variety of uses. With flexible C-2 zoning, the site is great for light industrial, retail, office space, and more. Featuring multiple buildings, it allows for businesses to occupy one while leasing out the others, providing excellent income potential. Great pricing for owner occupants or an investor looking to land bank the property until redevelopment occurs.

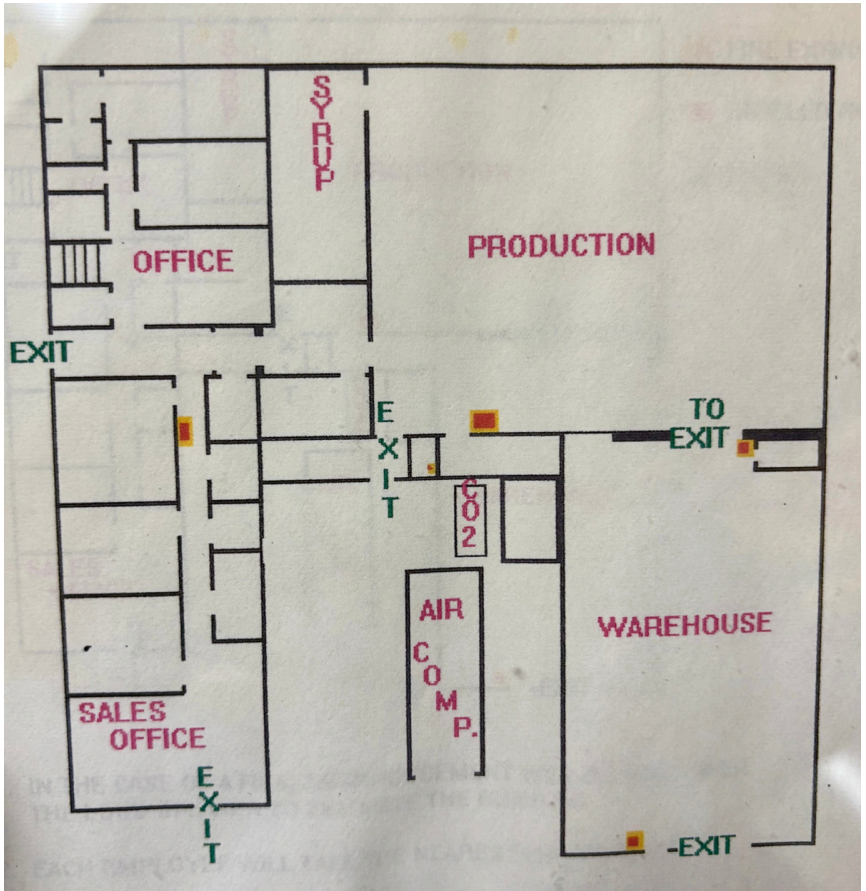
- ✓ ASKING PRICE: \$2,500,000
- ✓ 20,571 SF (18,265 W/H & 2,306 OFFICE)
- ✓ +/- 6.27 ACRES TO EXPAND/SUBDIVIDE
- ✓ 3 DRIVE IN & 2 DOCK HIGH DOORS
- ✓ COMMERCIAL ZONING, C-2 CONCORD
- ✓ OWNER OCCUPANT OPPORTUNITY

*All information needs to be independently verified.

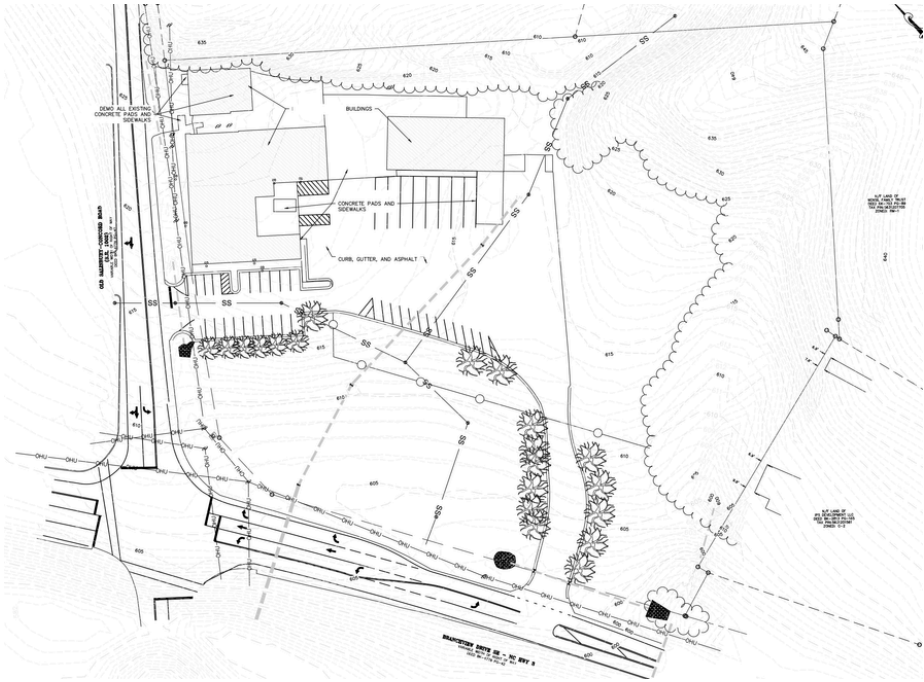
Additional Photos



Building #1 Floor Plan



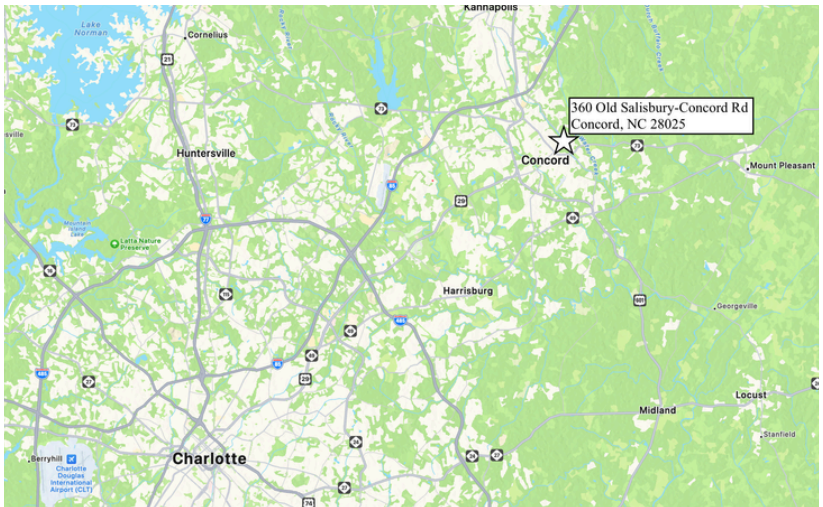
Existing Site Plan



DUE DILIGENCE MATERIALS THAT CAN BE PROVIDED AT REQUEST:

- ALTA SURVEY AND TOPOGRAPHY SURVEY
- TITLE COMMITMENT
- CITY UTILITIES MAPS
- CONCEPT SITE PLAN FOR RETAIL

Location Overview



Location:

- ± 1 Miles from Downtown Concord
- ± 3.6 Miles from I-85
- ± 28 Miles from Downtown Charlotte

360 Old Salisbury-Concord Rd Property & Building Features

Total SF: 20,571 SF

Warehouse # 1: 11,245 SF & Office: 2,306 SF

Mezzanine (*Unfinished attic mezz.): 2,369 SF (*Not calc. in Total SF)

Warehouse #2: 5,500 SF

Building #2: 1,520 SF

Year Built: 1954, 1960, 1970

Total Acres: 6.27 Acres

Current Zoning: C-2, City of Concord

The C-2 (General Commercial) zoning district in the City of Concord, North Carolina, is designed to accommodate a wide range of commercial activities. Permitted uses include retail establishments, some industrial business, service businesses, and offices. This zoning designation aims to promote economic development by allowing diverse commercial operations that cater to both local residents and the broader community.

****For more info, please call City of Concord Planning Dept. at 704-920-5152***

Power: Heavy power, 3-phase. 400 Amps.

Roofing: Corrugated Metal, Barreled Roof, and TPO.

Sprinkler System: None

Clear Height (Under Beam): $\pm 12'6"$ to $\pm 13'6"$

Clear Height to Roof Deck: $\pm 14'$ to $\pm 16'$

Drive in Door(s): Three (3)

Drive in Door Dimensions: (1) 10'W X 10'H, (1) 14' X 12', (1) 6' X 10'

Dock High Door(s): Two (2), each with pit levelers.

Dock High Dimensions: 8'W X 8'H

Security: Building is fully fenced with security cameras.

Floors: Concrete slab in warehouse and office area.

***** Owner has reported that 4 of the 5 office HVAC systems are not operational. Warehouse #1 is heated, warehouse #2 and building #2 are not. A skylight leak has been reported in Warehouse #1, and a separate leak has been reported near the lab. Inquire with broker during tour for more details.***

*All information needs to be independently verified.



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Broker

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