

Industrial Property For Sale / Lease

ATTRACTIVE INDUSTRIAL FLEX BUILDING

22 Carpenter Ct NW | Concord, NC 28027

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CITYPLAT
COMMERCIAL REAL ESTATE

22 CARPENTER CT NW

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



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PROPERTY SUMMARY

Concord, NC 28027

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PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial or flex space investment. This impressive property offers a 15,642 SF building, constructed in 2004, catering to your business needs with modern infrastructure and functionality. Zoned I-1, it provides the flexibility required for a variety of industrial uses, presenting endless possibilities for your business endeavors. Situated in the thriving Concord area, the location provides strategic access to key transportation routes, facilitating seamless operations and logistics. With its prime positioning and superb features, this property is poised to elevate your industrial or flex space investment to new heights.

OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	15,642 SF
Lot Size:	1.23 Acres
Zoning:	I-1

PROPERTY HIGHLIGHTS

- 15,642 SF modern industrial/flex space
- Constructed in 2004 with contemporary design
- Zoned I-1 for versatile industrial use
- Strategically located in thriving Concord area
- Quick access to major highways
- 15 minutes from the airport
- 26' ceiling height at center, 20' at eaves
- Fully air conditioned

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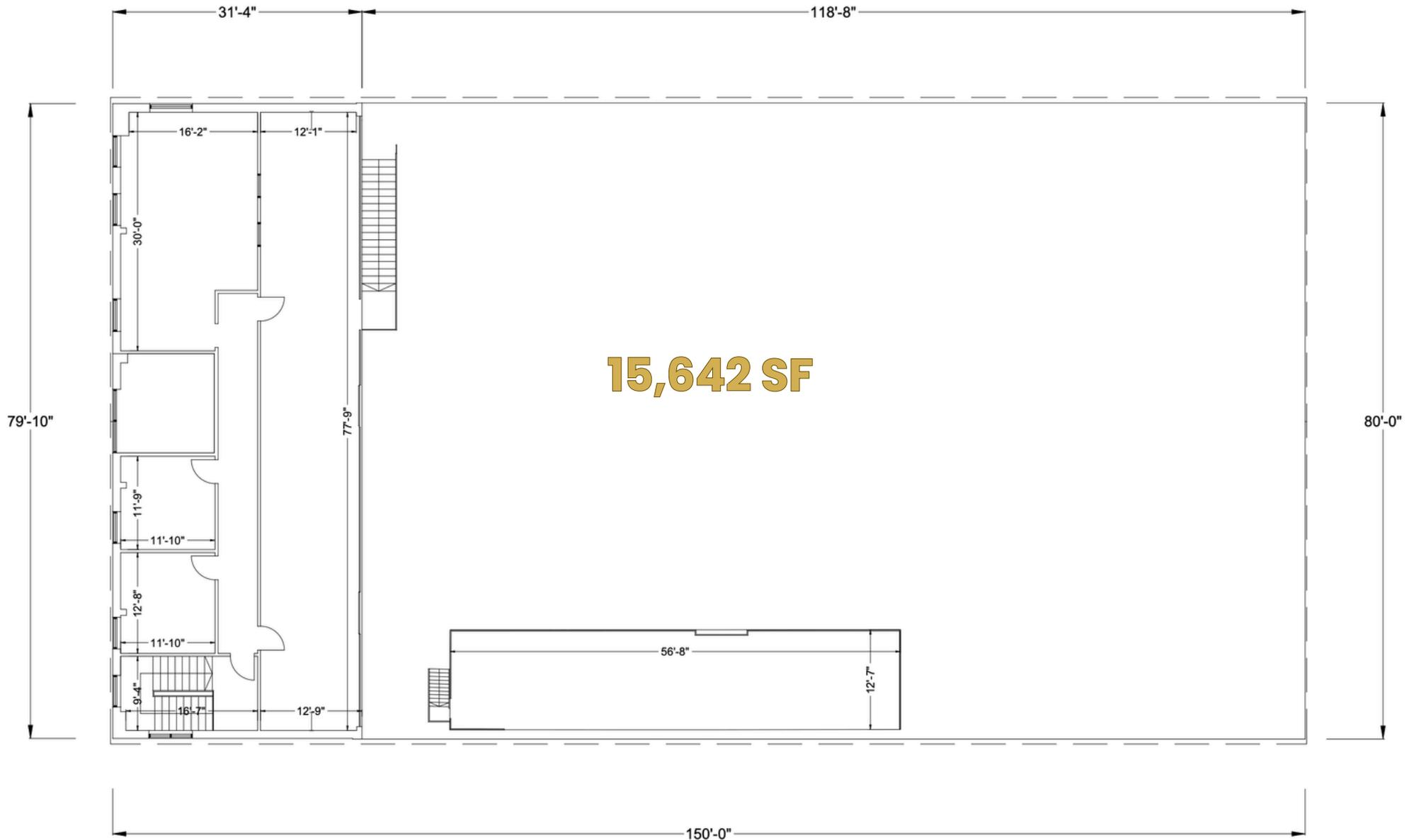
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FLOOR PLAN

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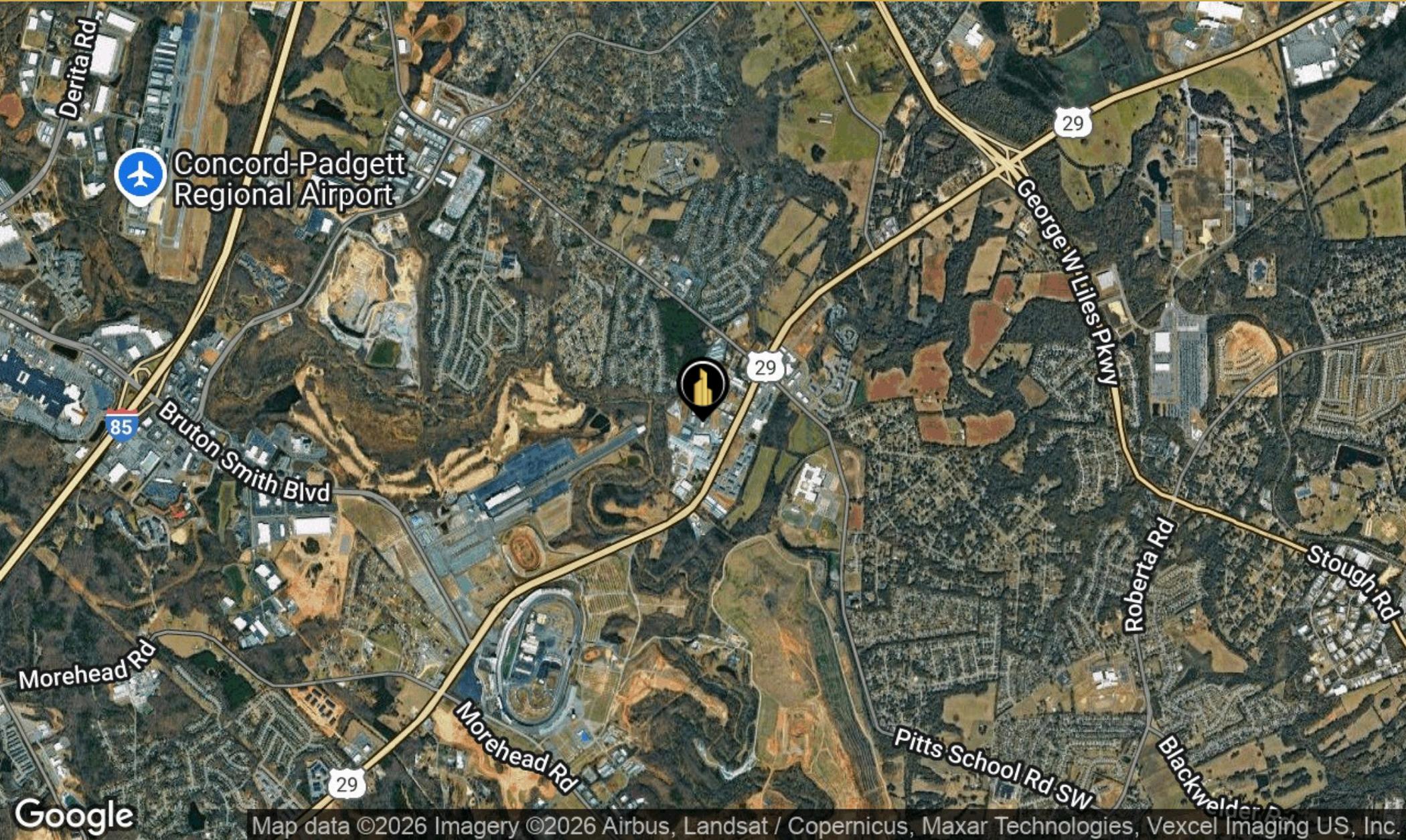
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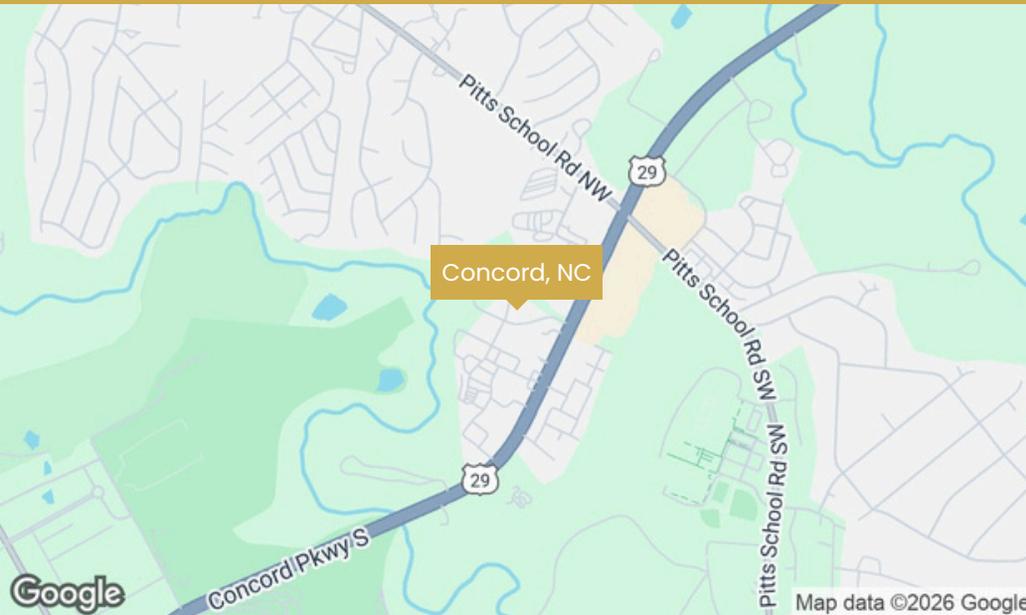
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LOCATION DESCRIPTION

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Discover the ideal location for your industrial or manufacturing venture in Concord, NC. Nestled in the heart of Cabarrus County, this thriving area is known for its business-friendly environment and access to a skilled workforce. The location offers convenient access to major transportation routes, including Interstate 85, providing seamless connectivity for logistical operations. Nearby, you'll find renowned attractions such as Charlotte Motor Speedway, Great Wolf Lodge, and Concord Mills, ensuring a perfect blend of business and leisure opportunities. With a strong emphasis on economic development and a diverse mix of industries, the area presents an attractive prospect for your industrial or manufacturing venture.



Concord offers a compelling business environment supported by steady population growth, strong infrastructure investment, and a strategic position within the greater Charlotte metropolitan area. The city is home to a diverse economic base that includes advanced manufacturing, motorsports, logistics, and technology-driven enterprises, creating a resilient and collaborative business ecosystem. Employers benefit from proximity to regional training institutions and workforce development programs that help sustain long-term operational needs. Concord's balanced approach to growth preserves its community character while continuing to expand commercial and industrial opportunities. With a reputation for stability, accessibility, and forward-looking planning, Concord remains a destination of choice for companies seeking to establish or expand their presence in the region.

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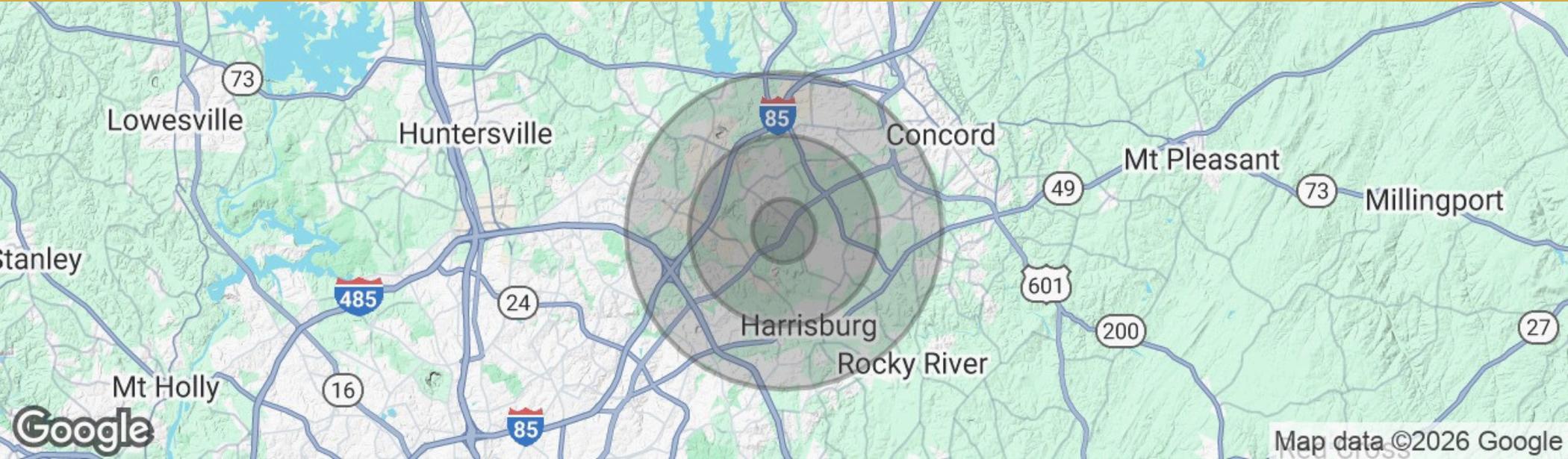
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,152	35,942	128,549
Average Age	36	39	37
Average Age (Male)	35	38	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,819	13,704	47,957
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$115,762	\$120,321	\$117,120
Average House Value	\$312,928	\$372,082	\$370,280

Demographics data derived from AlphaMap

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