

INDUSTRIAL PROPERTY FOR LEASE

# 2861 ARMENTROUT DRIVE

Concord, NC 28025

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**CITYPLAT**  
COMMERCIAL REAL ESTATE

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## PROPERTY HIGHLIGHTS

- ±5,400 SF flex/industrial suite (configurable office/warehouse mix)
- 18' clear height
- One grade-level drive-in door for easy van and box-truck access
- Dedicated office area suitable for reception and administrative use
- Private in-suite restrooms
- Clear-span warehouse space for storage, production, or light assembly
- Efficient layout for service, contractor, or light industrial users
- Located in a multi-tenant industrial building in Concord, NC within the Charlotte MSA
- Convenient access to US-601, NC-49, and I-85 for regional connectivity
- Parking lot to be newly paved

## PROPERTY DESCRIPTION

This ±5,543 SF suite offers a functional mix of office and warehouse space ideal for service, light industrial, or distribution users. The space includes a dedicated office area suitable for reception and administrative functions, a private restroom, and clear-span warehouse space for storage, production, or light assembly. One grade-level drive-in door provides convenient access for vans and box trucks, allowing efficient loading and unloading directly into the warehouse. The layout is designed for operational efficiency and can accommodate a variety of business types seeking practical, no-frills industrial space.

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,543 SF
Building Size:	11,089 SF

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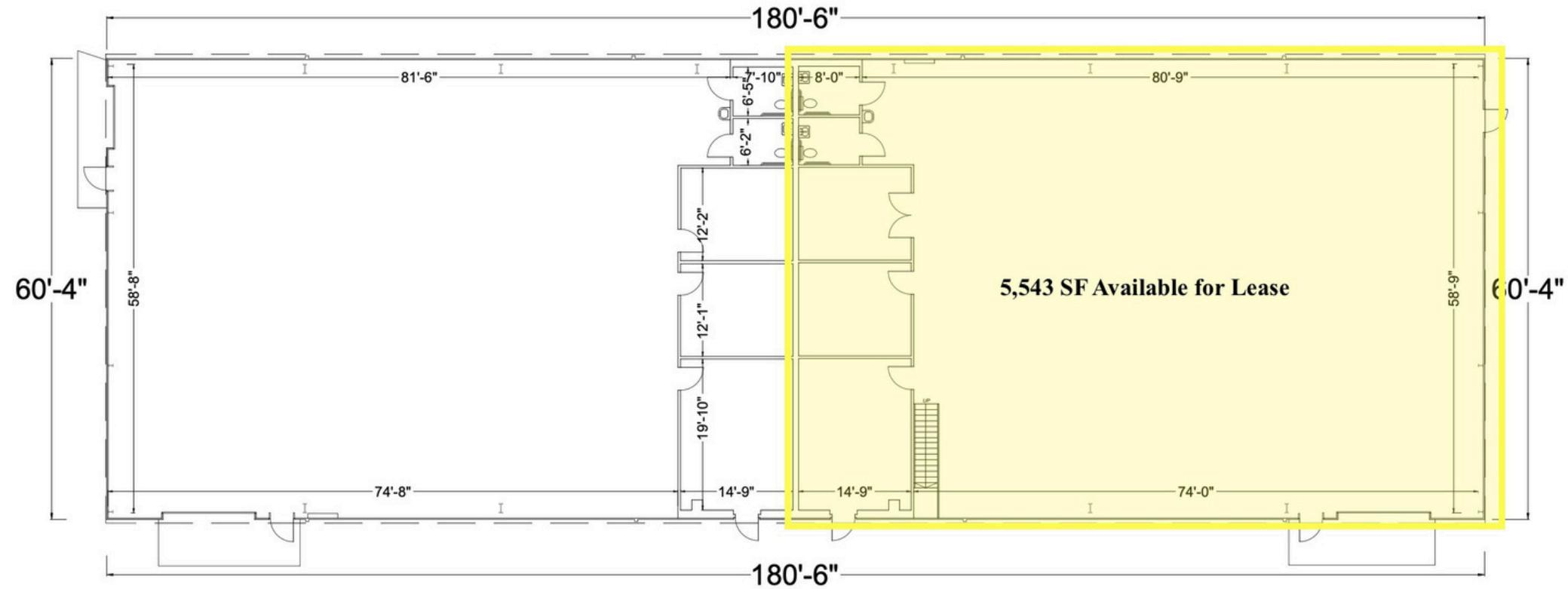
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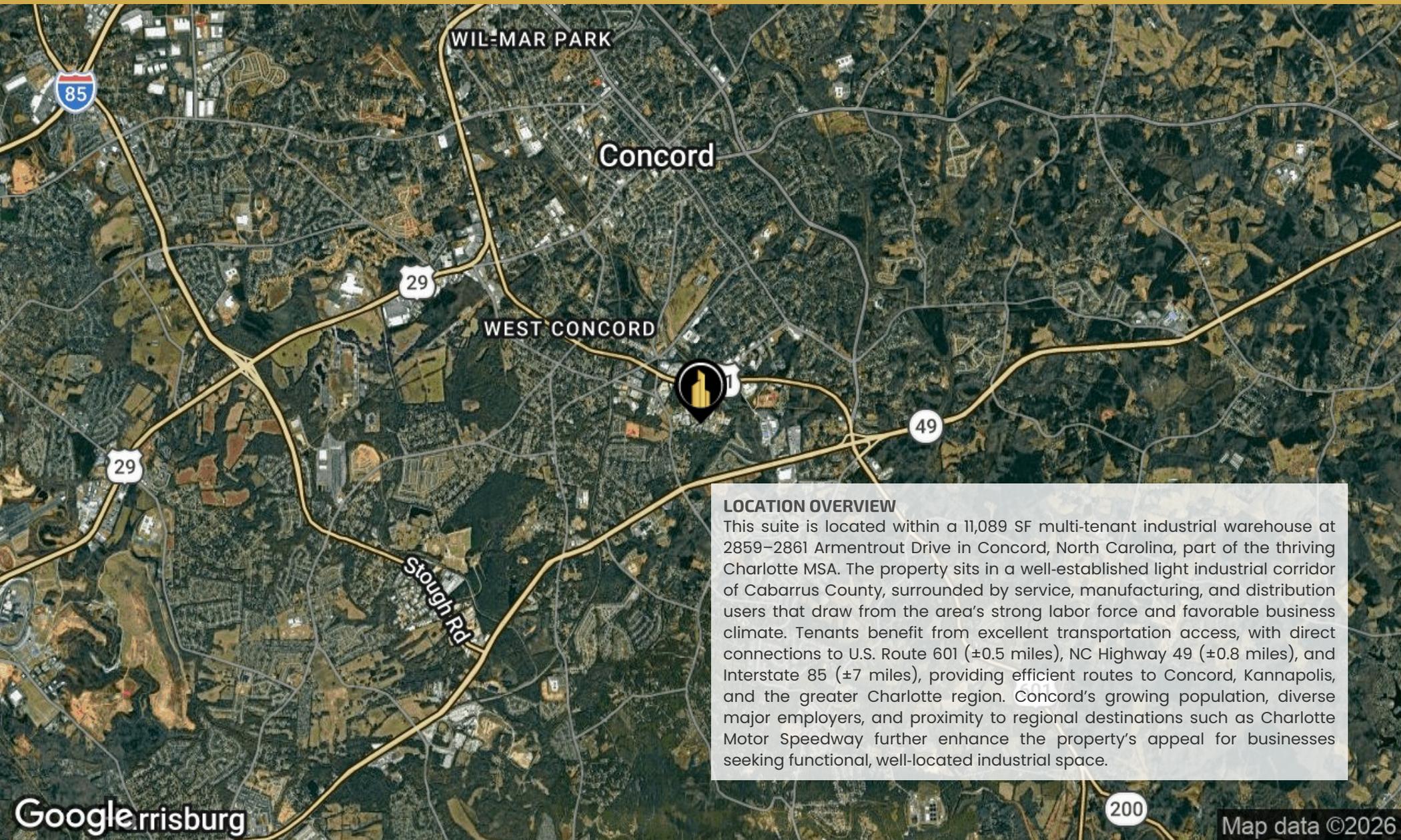
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## LOCATION OVERVIEW

This suite is located within a 11,089 SF multi-tenant industrial warehouse at 2859–2861 ArmentROUT Drive in Concord, North Carolina, part of the thriving Charlotte MSA. The property sits in a well-established light industrial corridor of Cabarrus County, surrounded by service, manufacturing, and distribution users that draw from the area's strong labor force and favorable business climate. Tenants benefit from excellent transportation access, with direct connections to U.S. Route 601 ( $\pm 0.5$  miles), NC Highway 49 ( $\pm 0.8$  miles), and Interstate 85 ( $\pm 7$  miles), providing efficient routes to Concord, Kannapolis, and the greater Charlotte region. Concord's growing population, diverse major employers, and proximity to regional destinations such as Charlotte Motor Speedway further enhance the property's appeal for businesses seeking functional, well-located industrial space.

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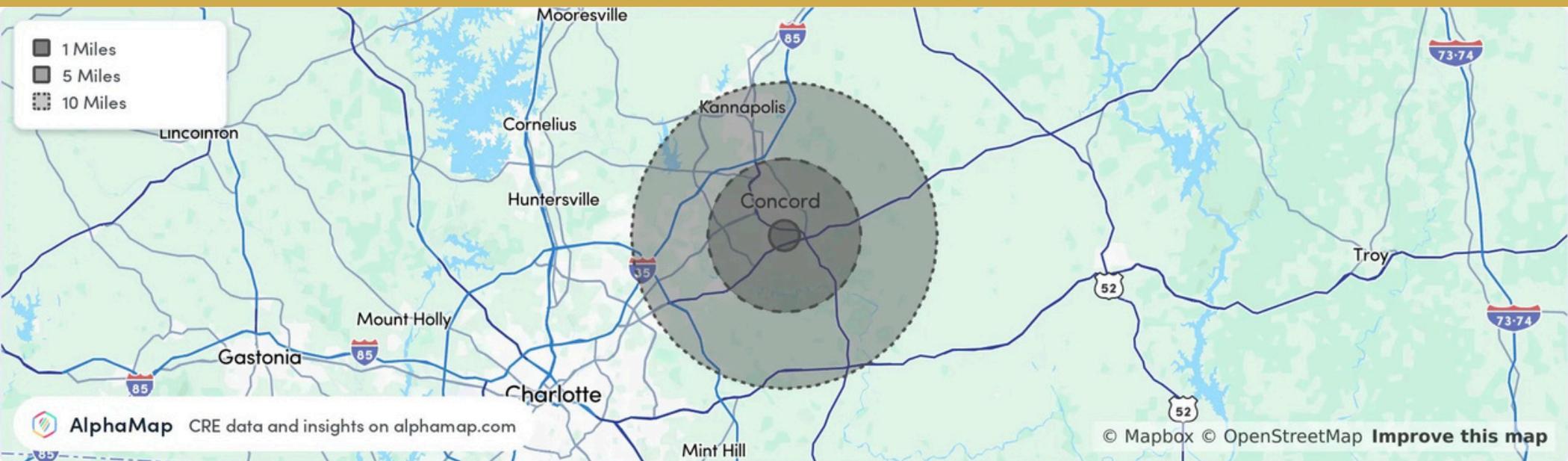
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,410	42,680	83,793
Average Age	36	38	39
Average Age (Male)	34	36	37
Average Age (Female)	37	39	40

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,244	15,073	30,727
Persons per HH	2.9	2.8	2.7
Average HH Income	\$102,555	\$96,695	\$100,102
Average House Value	\$287,197	\$293,093	\$318,079
Per Capita Income	\$35,363	\$34,533	\$37,074

Map and demographics data derived from AlphaMap

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