



KANNAPOLIS, NC

INTERSTATE 85 (EXIT 65)

OVERLOOK 85

AT KANNAPOLIS CROSSING

KC200

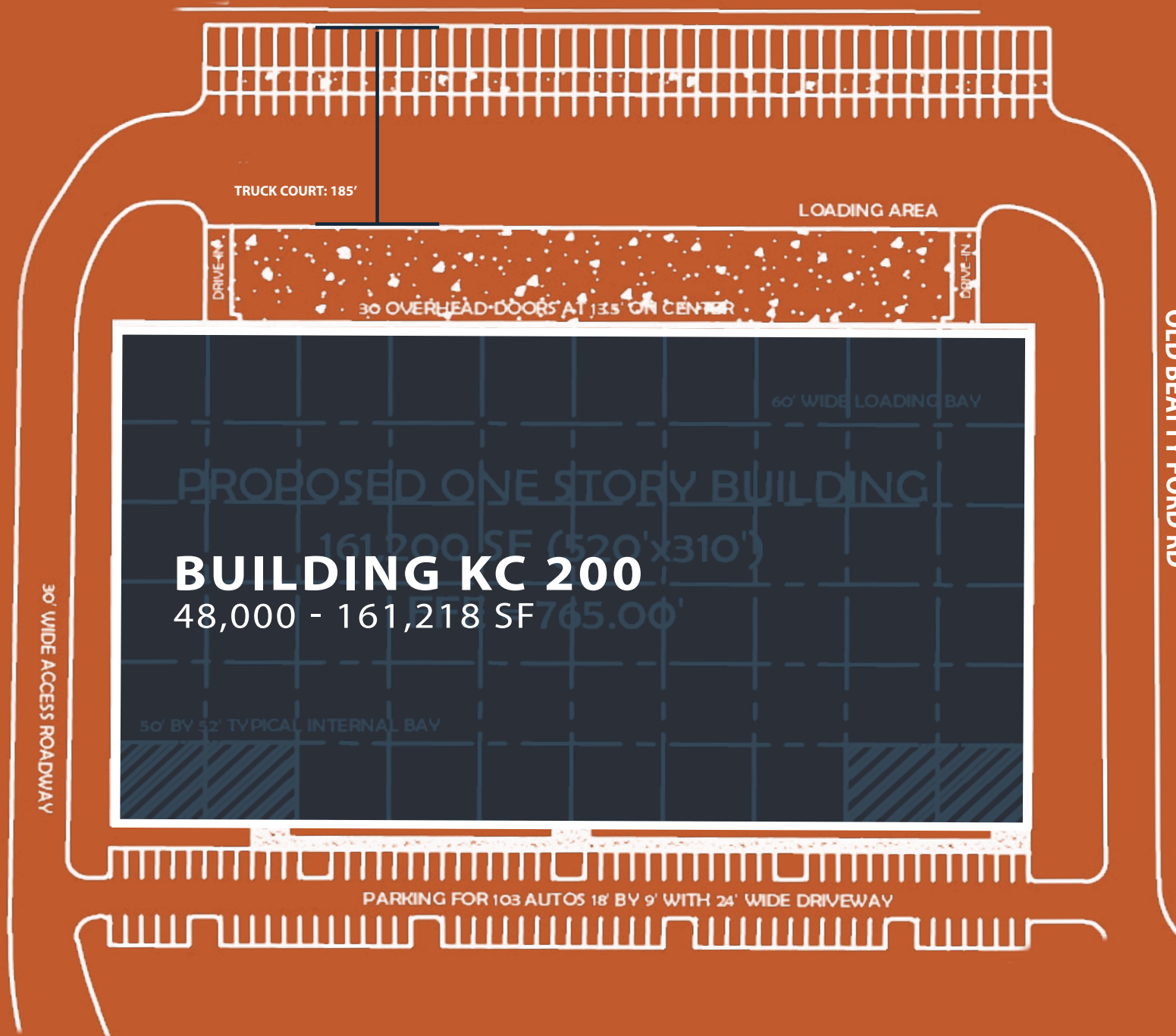
+/- 48,000 TO 161,218 SF AVAILABLE



HUDSON
CAPITAL
PROPERTIES

BUILDING KC 200

BUILDING FEATURES



DETAILS

SQUARE FOOTAGE | 161,218 SF

CLEAR HEIGHT | 36' MINIMUM

FLOORS | 7" CONCRETE SLAB

DIMENSIONS | 310' x 520'

COLUMN SPACING | 52' x 50' w/ 60' SPEED BAYS

SPRINKLER | ESFR

DOCK DOORS | UP TO 30 DH DOORS

DI DOORS | (2) 14'W X 16'H

EQUIPMENT | 40LB PIT LEVELERS

CAR PARKING | 103 SPACES

TRAILER PARKING | UP TO 48 SPOTS

TRUCK COURT | 185'

ROOF | 60MIL TPO

LIGHTING | 20FC LED FIXTURES

ELECTRICAL | 1,500 AMPS



SITE PLANS + DETAILS

ACCESS Old Beatty Ford Rd.

CITY Kannapolis, NC

COUNTY Rowan

TYPE Class A Master Planned Business Park

ZONING Industrial

UTILITIES AVAILABLE Public water/sewer, electric, and gas on site

VISIBILITY Frontage on both I-85 & Old Beatty Ford Rd and access off Exit 65

PHASE 1

48,000 - 729,872 SF
KC100, KC200, KC300

PHASE 2

83,000 - 1M SF

CONCEPTUAL SITE PLAN
SUBJECT TO CHANGE

DEMOS / VPD / DRIVE TIME OVERVIEW



DEMOGRAPHICS

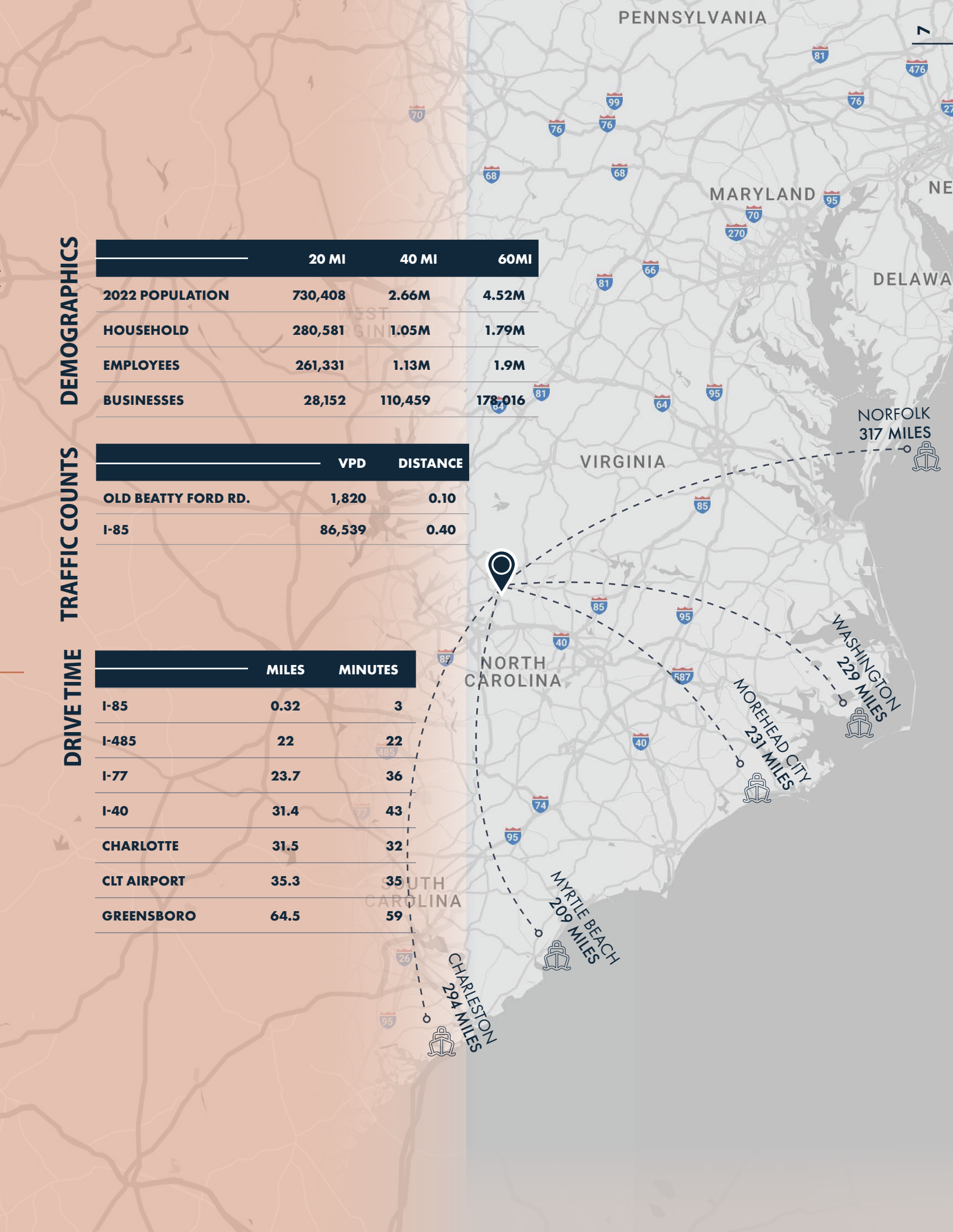
	20 MI	40 MI	60 MI
2022 POPULATION	730,408	2.66M	4.52M
HOUSEHOLD	280,581	1.05M	1.79M
EMPLOYEES	261,331	1.13M	1.9M
BUSINESSES	28,152	110,459	178,016

TRAFFIC COUNTS

	VPD	DISTANCE
OLD BEATTY FORD RD.	1,820	0.10
I-85	86,539	0.40

DRIVE TIME

	MILES	MINUTES
I-85	0.32	3
I-485	22	22
I-77	23.7	36
I-40	31.4	43
CHARLOTTE	31.5	32
CLT AIRPORT	35.3	35
GREENSBORO	64.5	59



FOR MORE INFORMATION

CONTACT

WARREN SNOWDON, SIOR

WARREN.SNOWDON@FOUNDRYCOMMERCIAL.COM
704.965.1178

DAVE HANNA

DAVID.HANNA@FOUNDRYCOMMERCIAL.COM
704.607.9675

IT'S
GOING TO
BIG.