



# TradePark

AT CONCORD

2735 & 2745 Piedmont Commerce St | Concord, NC

**Delivering Q4 2025**



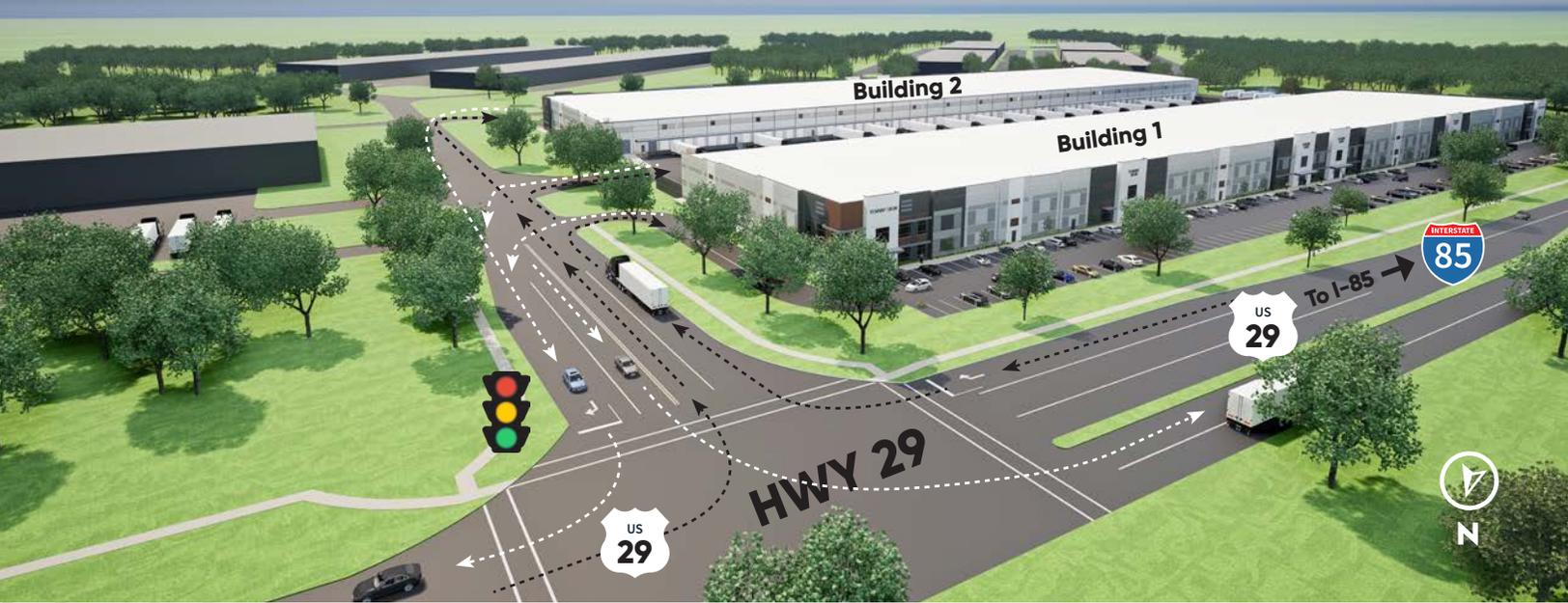
Available Space

**±22,386 – 399,000 SF**



Introducing TradePark at Concord a two building 400,000 SF master planned logistics park uniquely located with unparalleled access to US-29, I-85 in the Charlotte Region. Delivering in late 2025, the speculative construction is a Class A development featuring LED lighting, 32' clear height and 53'-4" x 50 column spacing.

Egress - - - -  
Ingress - - - -



Building 1  
**±199,500 SF**



Building 2  
**±199,500 SF**





# Building 1

Total Building Size  
199,500 SF  
Demisable down to 22,386 SF

Configuration:  
Rear Load

Clear Height:  
32'

Bay Size:  
53'-4" x 50' with 60' Speed Bay

Building Dimension:  
950' x 210'

Spec Office:  
±5,302 SF

Floor Thickness:  
6"

Truck Court Depth:  
200' Shared

Dock Doors:  
57

Drive - In Doors:  
2

Auto Parking:  
203

Trailer Parking:  
37

Sprinkler:  
ESFR

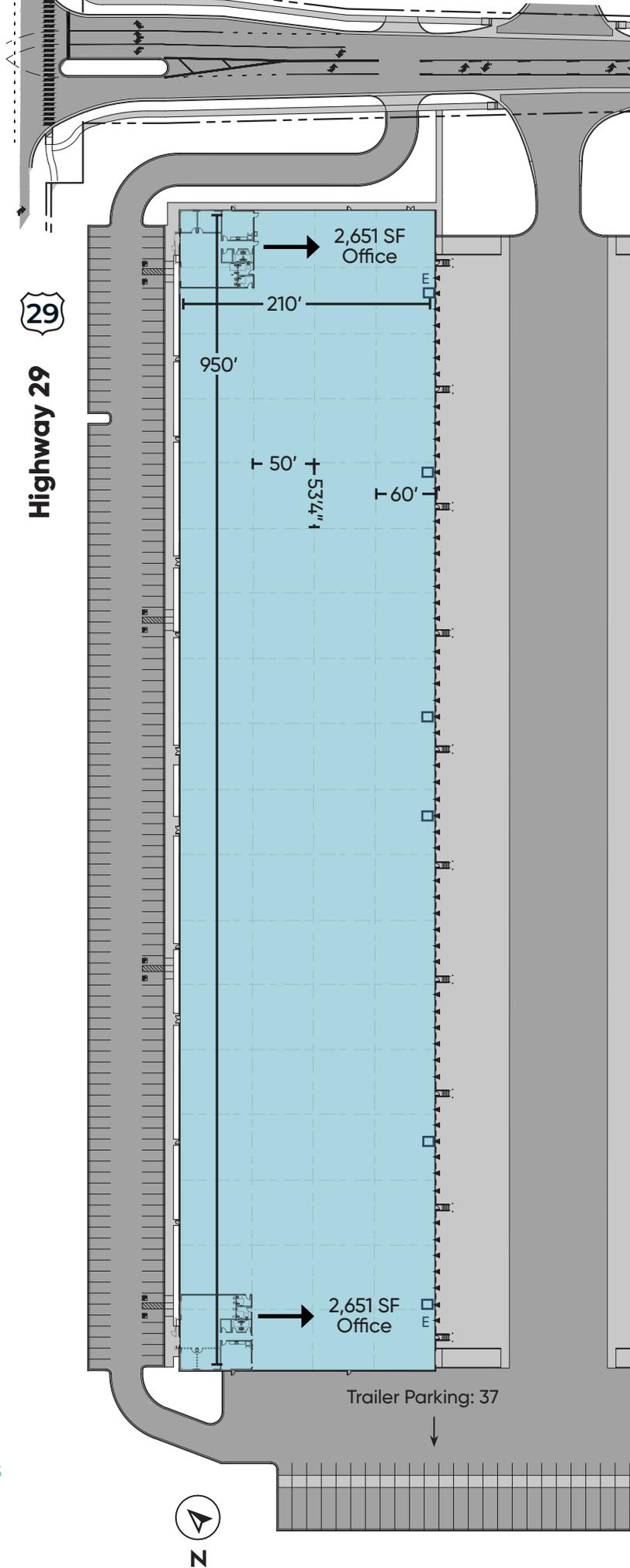
Power:  
1,000 KVA transformer  
480 / 3 Phase  
2,500 AMPs

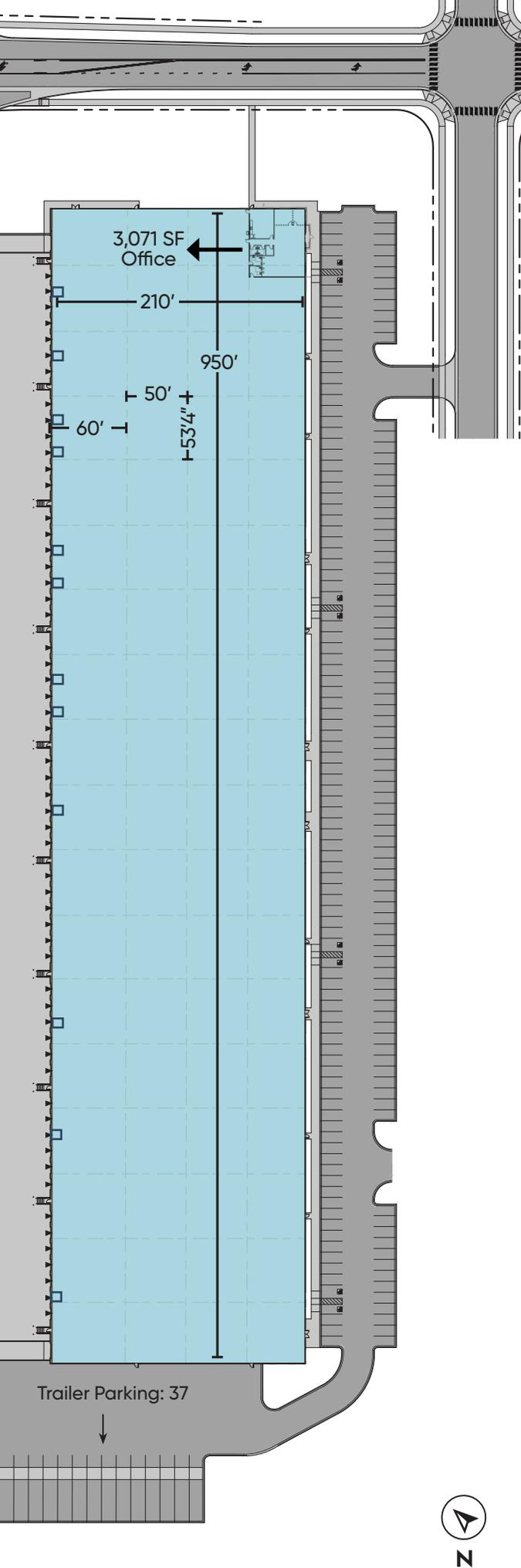
Zoning:  
Campus Zoning

Lighting:  
30 footcandles  
High Bay Lighting fixtures  
to be LED 277v

Pit Leveler Locations:  
35,000 lb mechanical pit levelers

- ◀ Dock Door
- Pit Leveler
- E Edge of Dock





## Building 2

Total Building Size

199,500 SF

Demisable down to 22,386 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

53'-4" x 50' with 60' Speed Bay

Building Dimension:

950' x 210'

Spec Office:

±3,071 SF

Floor Thickness:

6"

Truck Court Depth:

200' Shared

Dock Doors:

57

Drive - In Doors:

2

Auto Parking:

189

Trailer Parking:

37

Sprinkler:

ESFR

Power:

1,000 KVA transformer

480 / 3 Phase

2,500 AMPS

Zoning:

Campus Zoning

Lighting:

30 footcandles

High Bay Lighting fixtures

to be LED 277V

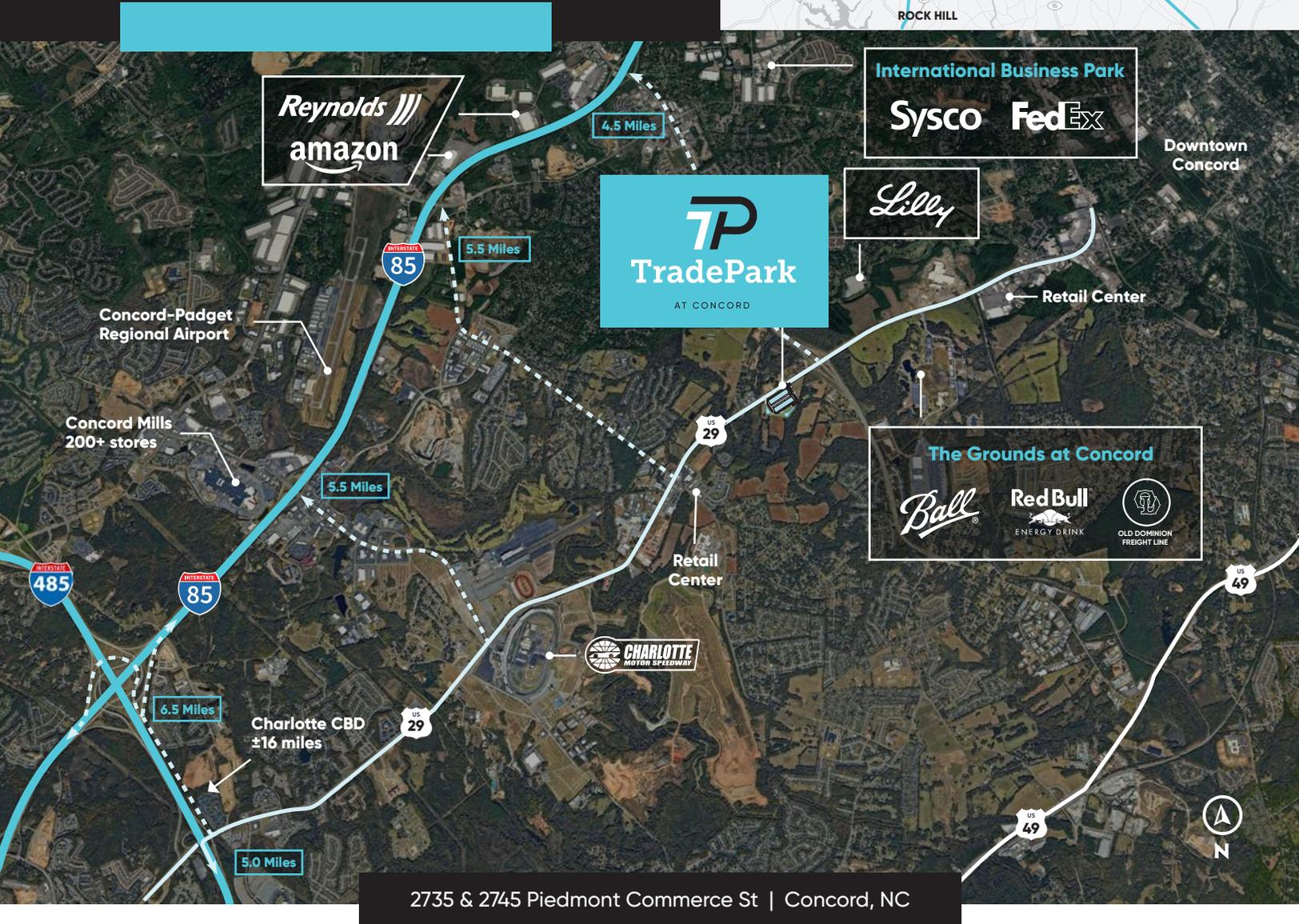
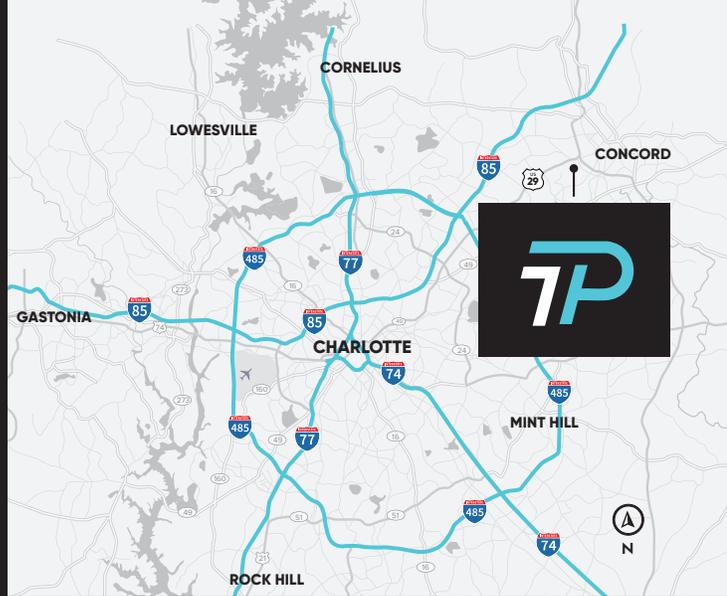
Pit Leveler Locations:

35,000 lb mechanical pit levelers

▶ Dock Door

□ Pit Leveler

TradePark at Concord is strategically positioned in the highly sought after Charlotte MSA, moreover, Concord and the I-85 NE corridor is one of the most desirable industrial sub-markets in the Carolinas. It's close proximity to amenities coupled with a strong labor pool and quick accessibility to major interstates make it a premier site in the region.



### Occupiers in the area:



### Retailers in the area:





# TP TradePark

AT CONCORD

**STAG**  
INDUSTRIAL

**M**  
McCRANEY  
PROPERTY COMPANY

**FORTIUS**  
REAL ESTATE DEVELOPMENT AND INVESTMENTS

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