



# CONCORD COMMERCE CENTER

172 Pitts School SW Rd, Concord, NC

For Lease or Sale

Delivering Q4 2025

Available Space:  $\pm 392,040$  SF

State-of-the-art Class A industrial building with close proximity to the I-485 & I-85 interchange

# Site Plan

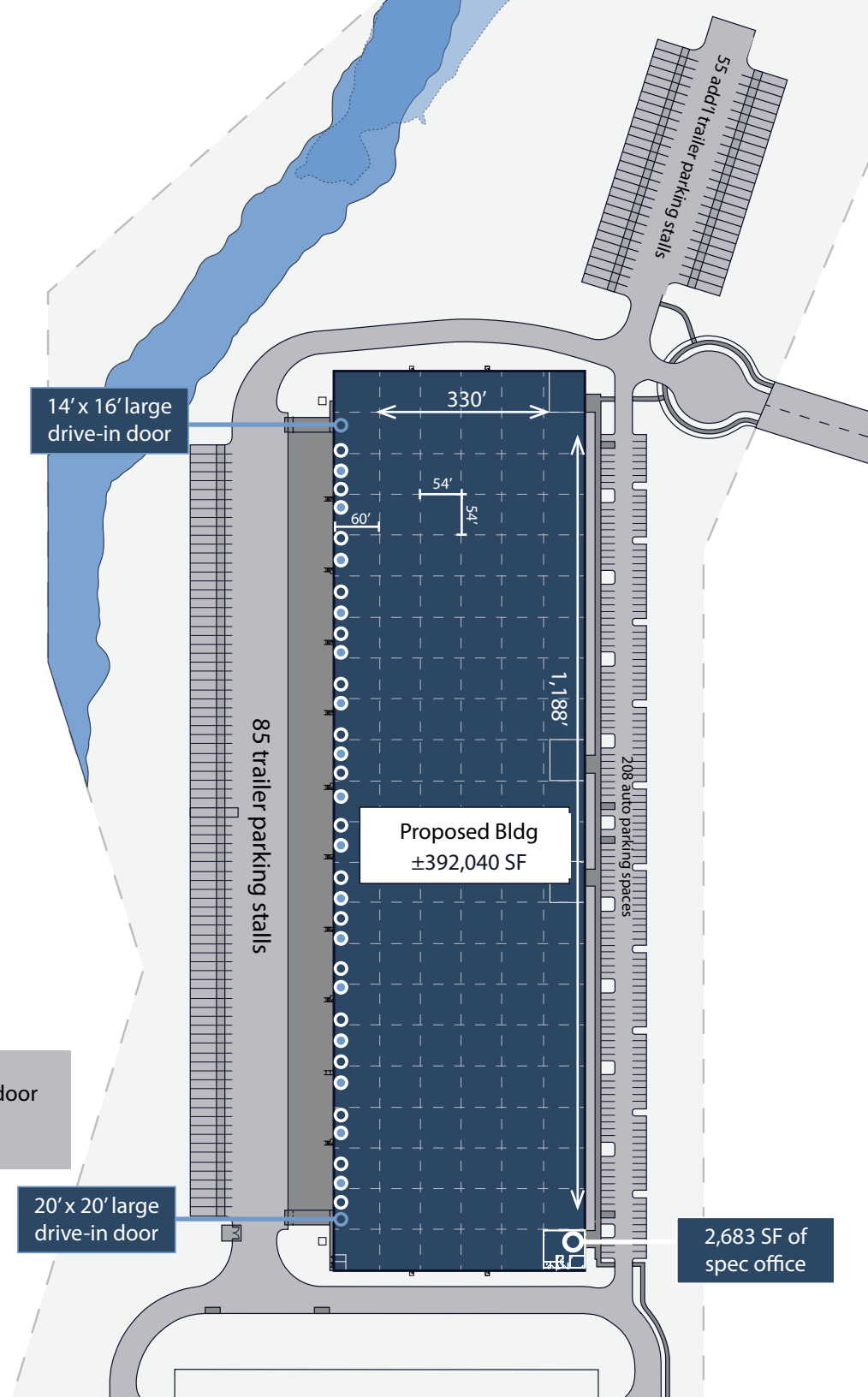




# Building Specs

Building size	±392,040 SF
Acreage	41.94 AC
Building dimensions	330' x 1,188'
Column spacing	54'x54' with 60' speed bay
Truck court depth	190'
Fire suppression	ESFR
Auto parking	208 positions
Trailer parking	85 stalls (expandable to 140 stalls)
Zoning	I-2
Loading	1 (14' x 16') drive-in door 1 (20' x 20') large drive-in door 33 (9' x 10') dock high doors - 16 dock high doors outfitted with 35k levelers, dock seals, and bumpers - 33 additional knockouts
Clear Height	36'
Power	4,000 amp service
Office SF	2,683 SF spec office
Lighting	(1) LED high bay fixture per bay
Roof	45 mil TPO with 15-year warranty
Structure	7", non-reinforced slab, full vapor barrier
Asking Price	\$135/SF

Key
○ Dock high door
● Drive in
○ Pit leveler





## Occupiers in the Area:



## Retailers in the Area:



## Contacts

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