

FOR LEASE | DELIVERED: ±31,500-213,900 SF | G: 6280 SHUMARD ST., KANNAPOLIS, NC |
E: 1425 YELLOW BIRCH PL., KANNAPOLIS, NC | B: 1440 YELLOW BIRCH PL., KANNAPOLIS, NC 28027

85- EXCHANGE

PHASE I: BUILDINGS B, E, & G | READY FOR OCCUPANCY

Site Cleared Pad Work Commenced Pad Complete Walls Tilted Roof Work Underway Roof Installed Paving Complete Ready For Occupancy



85-EXCHANGE.COM 
Click to Visit



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/// SITE PLAN
(CONCEPTUAL LAYOUT)

LOCATION

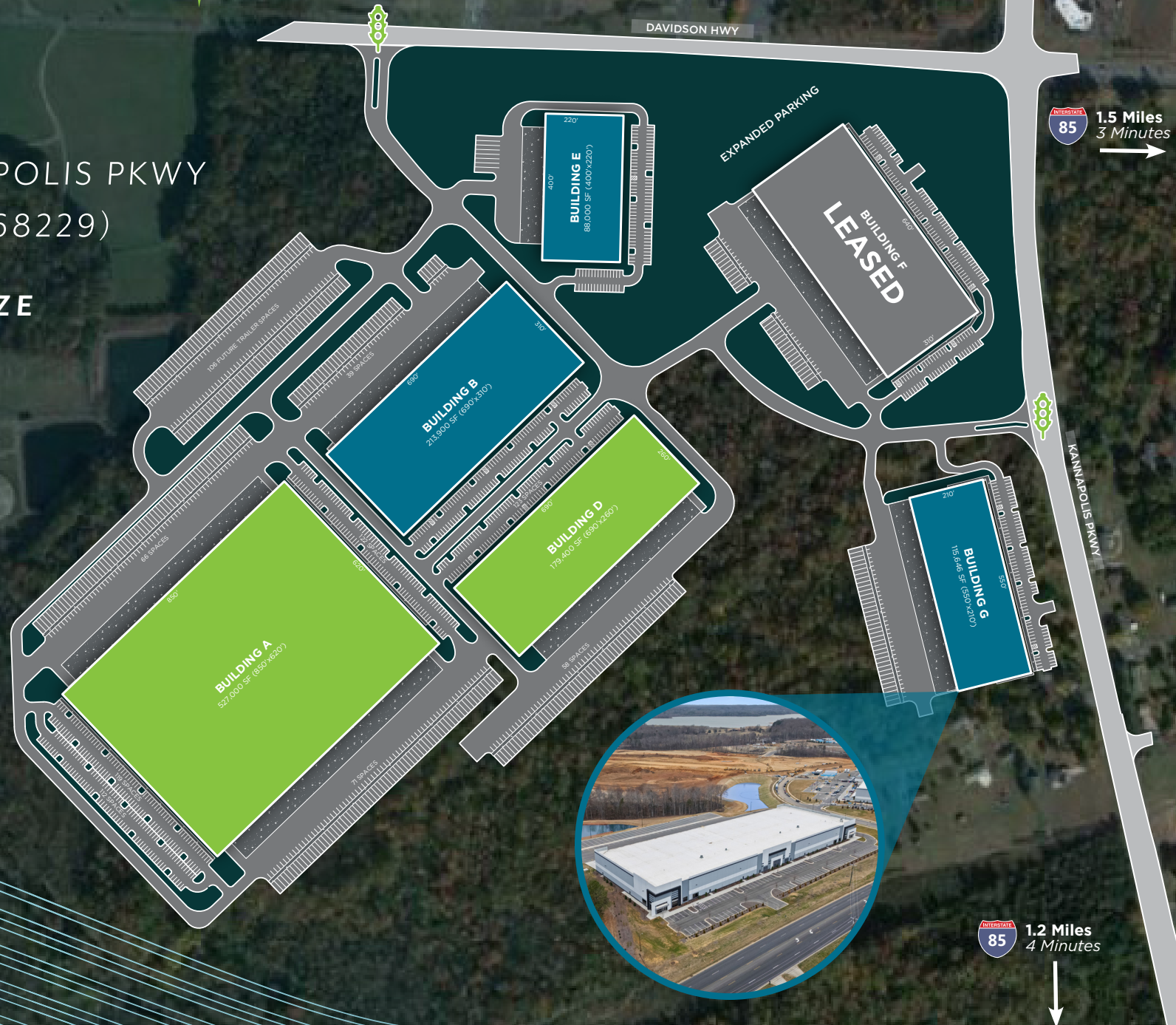
US 73 & KANNAPOLIS PKWY
(35.43559, -80.68229)

TOTAL PARK SIZE

±1,322,495 SF

 PHASE I
DELIVERED

 PHASE II
PROPOSED



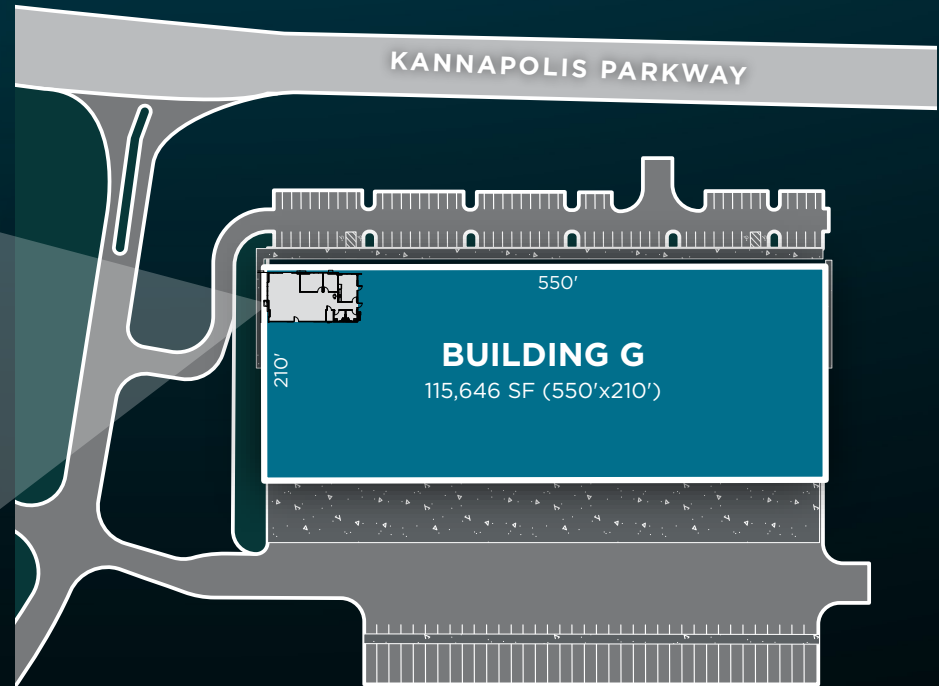
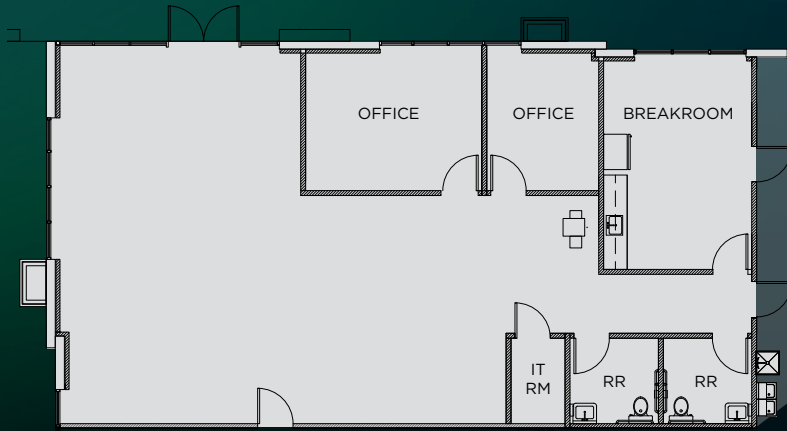
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/// BUILDING G

±31,500 - 115,646 SF

6280 SHUMARD ST.,
KANNAPOLIS, NC

±2,107 SF SPEC OFFICE



SPACE AVAILABLE
±115,646 SF



BLDG DIMENSIONS
210' X 550'



LOADING
REAR LOAD



DRIVE-INS
2 (14'X16')



CAR PARKING
101 SPACES



TRAILER PARKING
37 SPACES



CLEAR HEIGHT
32'



DOCK DOORS
31 (9'X10')



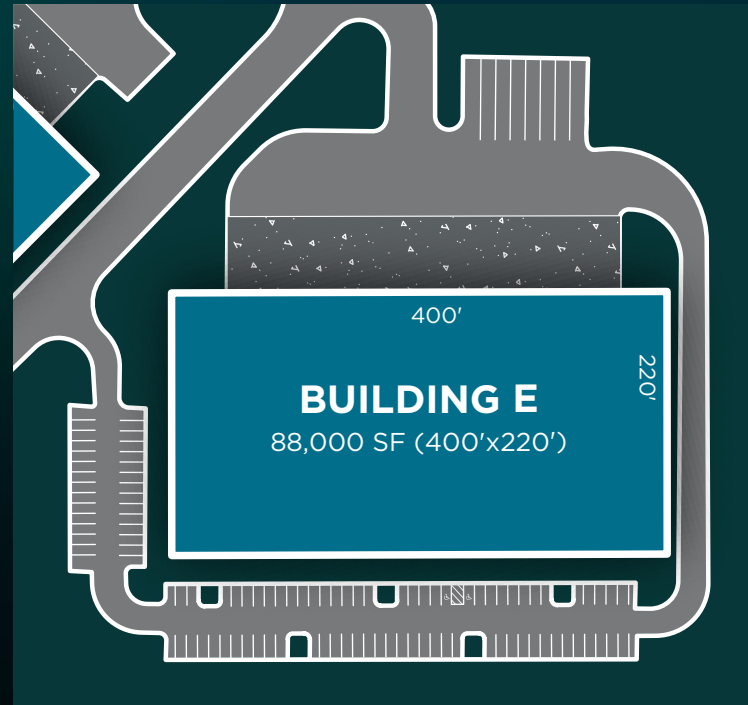
POWER
1,600 AMPS

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/// BUILDING E

±44,000 - 88,000 SF

1425 YELLOW BIRCH PLACE,
KANNAPOLIS, NC



SPACE AVAILABLE
±88,000 SF



BLDG DIMENSIONS
400' X 220'



LOADING
REAR LOAD



DRIVE-INS
2 (14'X16')



CAR PARKING
76 SPACES



TRAILER PARKING
8 SPACES



CLEAR HEIGHT
32'



DOCK DOORS
19 (9'X10')



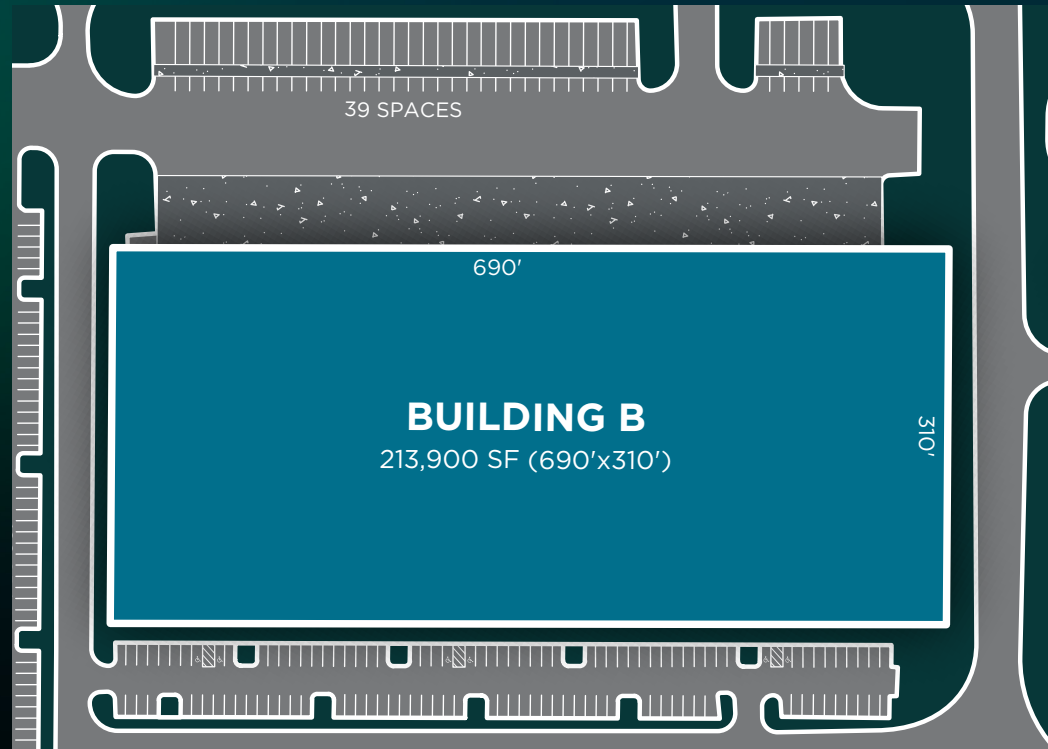
POWER
1,600 AMPS

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/// BUILDING B

±50,000 - 213,900 SF

1440 YELLOW BIRCH PLACE,
KANNAPOLIS, NC



SPACE AVAILABLE
±213,900 SF



BLDG DIMENSIONS
690' X 310'



LOADING
REAR LOAD



DRIVE-INS
2 (14'X16')



CAR PARKING
117 SPACES



TRAILER PARKING
39 SPACES



CLEAR HEIGHT
36'



DOCK DOORS
35 (9'X10')



POWER
(2) 1,600 AMPS



///PIN DROP

DRIVE TIMES

	KEY	MILE(S)	MINUTES
CONCORD AIRPORT		5.9	11
UPTOWN CLT	-	21.8	26
CLT AIRPORT		30	25
		1.5	3
		10.8	16
		7.8	10
CHARLESTON		227	3 HR 56 MIN
ATLANTA		260	4 HRS 27 MIN
SAVANNAH		270	4 HRS 27 MIN
NORFOLK		308	5 HRS 3 MIN

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
POPULATION	4,636	87,555	378,961
HOUSEHOLDS	1,779	30,935	140,328
EMPLOYEES	6,856	47,363	130,639
BUSINESSES	601	4,412	12,986



///PIN DROP: NEIGHBORING TENANTS

 **amazon**

 **BLACK+DECKER**

 **PRIME BEVERAGE GROUP**

 **SHOE SHOW MEGA**

 **FedEx**

 **NOVANT LOGISTICS**

 **gm DEFENSE**

 **PreGel**

 **MINKA GROUP**

 **Sysco**

 **OWENS CORNING**

 **OILES**

 **PODS**





///PIN DROP: REGIONAL

GREENSBORO

73.2 MILES / 1.10 HOURS

RALEIGH

148.0 MILES / 2.25 HOURS

CHARLESTON - PORT

227.0 MILES / 3.56 HOURS

ATLANTA

260.0 MILES / 4.40 HOURS

SAVANNAH - PORT

270.0 MILES / 4.27 HOURS

NORFOLK - PORT

308.0 MILES / 5.03 HOURS





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