

FOR LEASE

SAM'S CLUB & WALMART ANCHORED OFFICE/RETAIL

2496 WONDER DRIVE NORTHEAST
KANNAPOLIS, NC 28083

2,056 Square Feet
Available Office/Retail
Space

SMOKE/VAPE SHOP
COMING SOON



- 2,056 square feet of available office/retail space.
- Northlite IV is part of a large power center on the border of Concord & Kannapolis, NC at Exit 60 on I-85.
- \$27.00 NNN Per Square Foot.



Blake Shell
Gibson Smith Realty Co.
704.333.7151
blake.shell@gsr.net

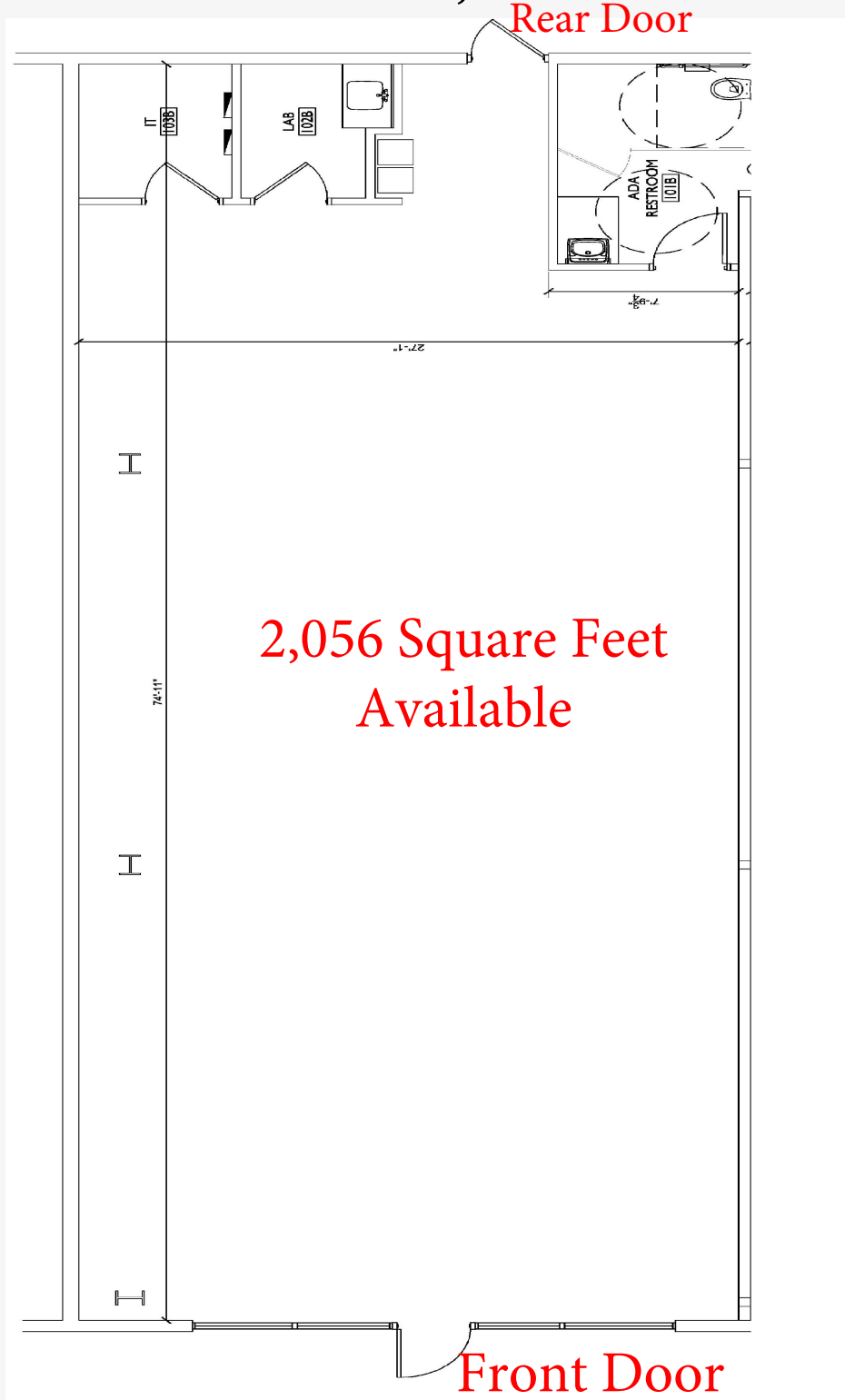
1100 Kenilworth Avenue
Suite 200
Charlotte, NC 28204
gsr.net

The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The flyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to

FOR LEASE

SAM'S CLUB & WALMART ANCHORED OFFICE/RETAIL

**2496 WONDER DRIVE NORTHEAST
KANNAPOLIS, NC 28083**



Blake Shell
Gibson Smith Realty Co.
704.333.7151
blake.shell@gsr.net

1100 Kenilworth Avenue
Suite 200
Charlotte, NC 28204
gsr.net

The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The flyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to

FOR LEASE

SAM'S CLUB & WALMART ANCHORED OFFICE/RETAIL

**2496 WONDER DRIVE NORTHEAST
KANNAPOLIS, NC 28083**



Blake Shell
Gibson Smith Realty Co.
704.333.7151
blake.shell@gsr.net

1100 Kenilworth Avenue
Suite 200
Charlotte, NC 28204
gsr.net

The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The flyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.

Carrillo Contracting, LLC

Scope of Work - Vanilla Box Construction

Date : March 11, 2022

Project Name : 2496 Wonder Drive - Scope of work

Prepared by : Harold Carrillo



Code	Scope of work Description
Div. 2	Demo - Scope Remove all partitions Remove all Floor covering Remove all HVAC ductwork Remove all Electrical wiring back to the panel Remove all ACT
Div. 7	Thermal Protection - Roofing Add a roofing curb for new 2 Ton RTU
Div. 8	Glass & Glazing Lump Sum Adjust store front system for a new 3.0 X 7.0 Front Door
Div. 9	Finishes Frame new demisil wall Install new insulation (If needed) Install new drywall Finish wall Level 4 Fire caulk if needed All walls to be patch Floor Scope remove all floor and clean surface Paint Prime all walls (Prime only)
Div. 15	HVAC Keep (1) exisitng 4 ton unit Add (1) new 2 ton unit to complement the required air required per the square footage New Thermostat No RTUs duct work - Just the drop after the curb
Div. 15	Plumbing Remove and cap water fountain piping Bathrooms to remain as is
Div. 16	Electrical - Service Separation Keep and clean exisiting electrical panel Provide few outlets for new tenant No lighting Included