



KANNAPOLIS, NC  
INTERSTATE 85 (EXIT 65)

# OVERLOOK

AT KANNAPOLIS CROSSING

**+/- 196,000 TO 729,872 SF AVAILABLE**

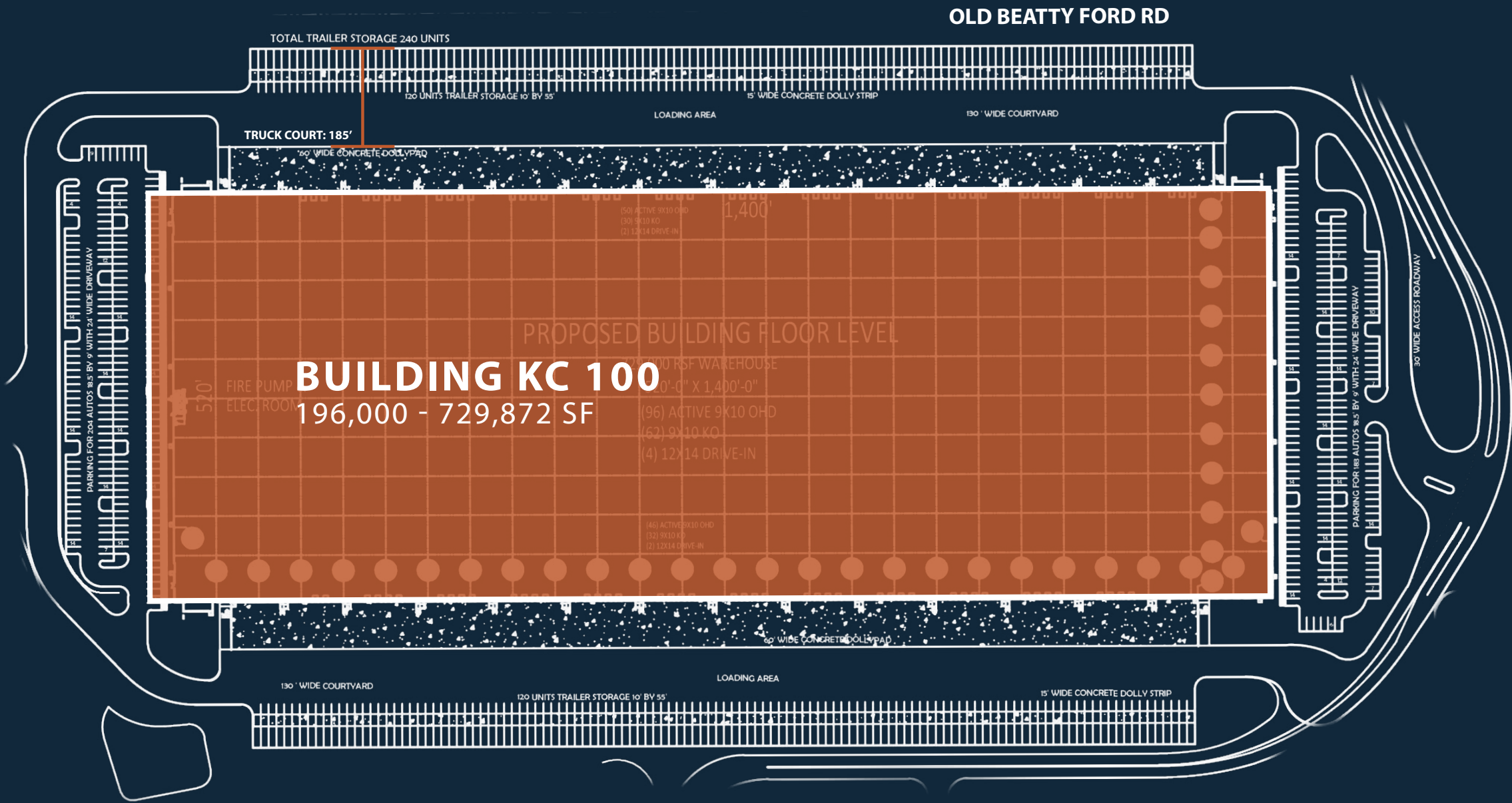
**KC100**

FOUNDRY  
COMMERCIAL



HUDSON  
CAPITAL  
PROPERTIES

# BUILDING KC 100 BUILDING FEATURES



## DETAILS

**SQUARE FOOTAGE** | 729,872  
**CLEAR HEIGHT** | 40'  
**FLOORS** | 7" CONCRETE SLAB

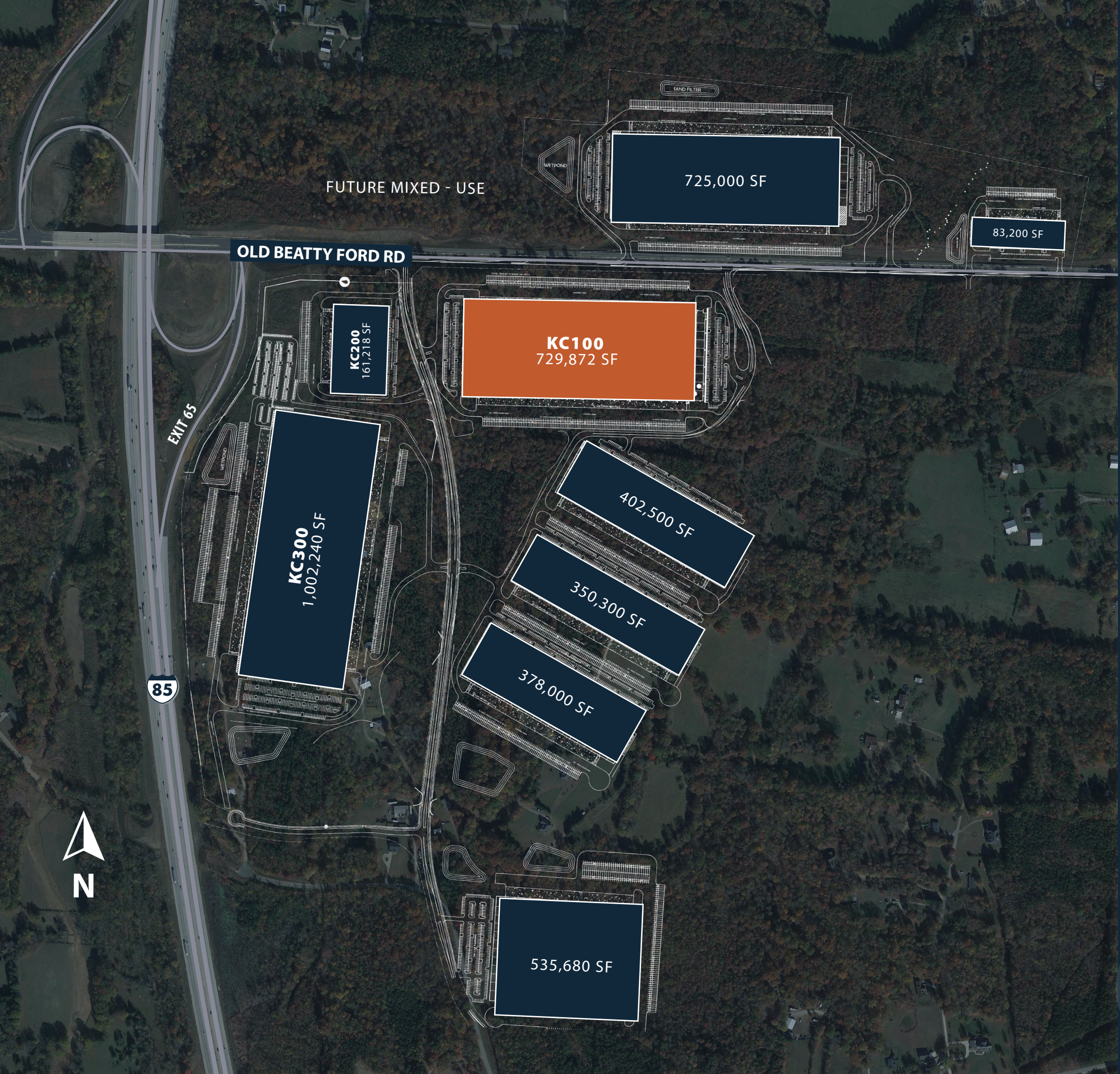
**DIMENSIONS** | 520' x 1,404'  
**COLUMN SPACING** | 54' x 50' w/ 60' SPEED BAYS  
**SPRINKLER** | ESFR

**DOCK DOORS** | UP TO 160 DH DOORS  
**DI DOORS** | (4) 14'W X 16'H  
**EQUIPMENT** | 40LB PIT LEVELERS

**CAR PARKING** | 387 SPACES  
**TRAILER PARKING** | 240 SPOTS (CAN ADD MORE)  
**TRUCK COURT** | 185'

**ROOF** | 60MIL TPO  
**LIGHTING** | 20FC LED FIXTURES  
**ELECTRICAL** | 4,000 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

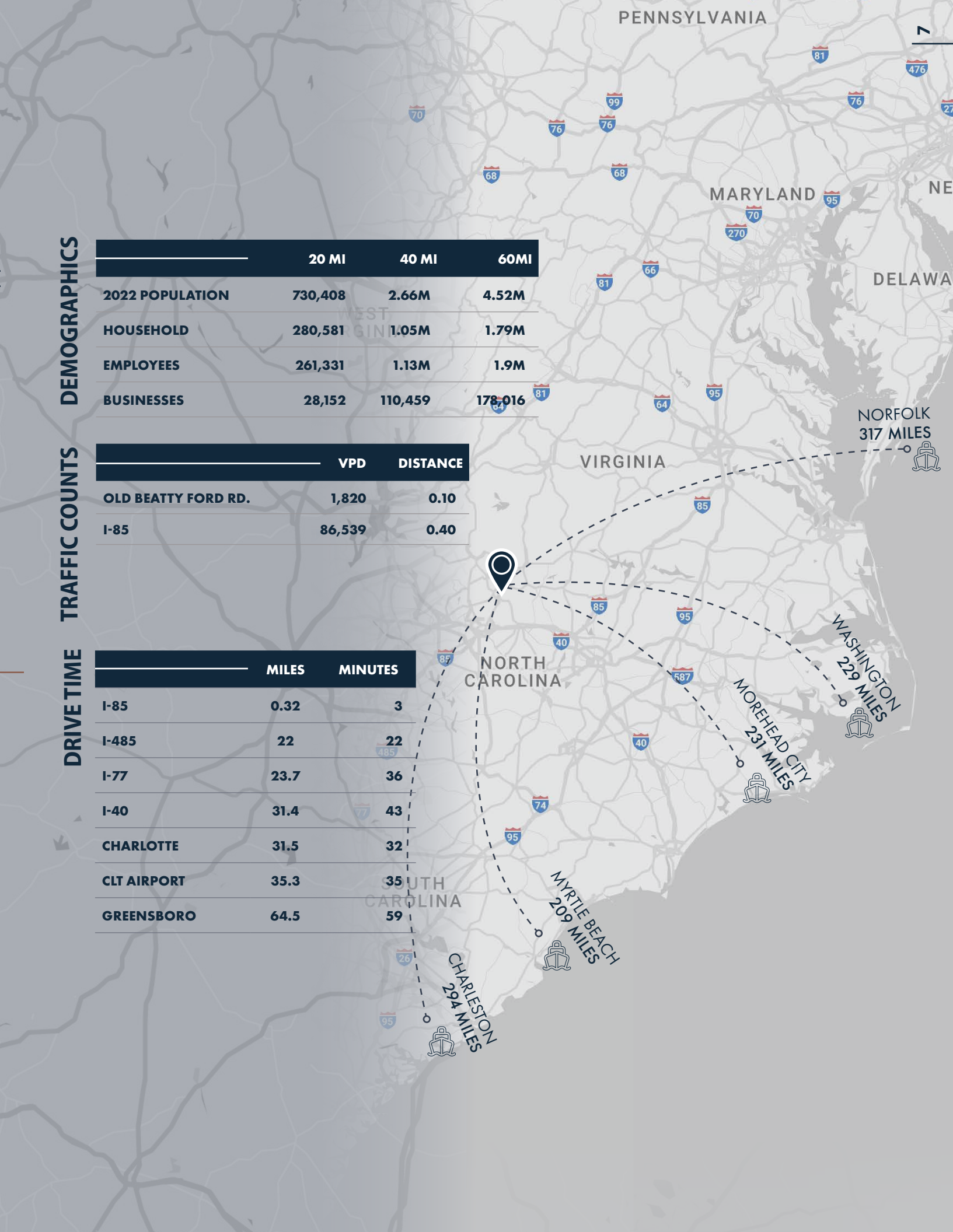
	20 MI	40 MI	60 MI
2022 POPULATION	730,408	2.66M	4.52M
HOUSEHOLD	280,581	1.05M	1.79M
EMPLOYEES	261,331	1.13M	1.9M
BUSINESSES	28,152	110,459	178,016

## 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

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IT'S  
GOING TO BE  
**BIG.**

FOUNDRY  
COMMERCIAL



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