

FOR LEASE | ± 50,000-576,200 SF | DAVIDSON HWY, KANNAPOLIS, NC

85

EXCHANGE

- Site Cleared
- Pad Work Commenced
- Pad Complete
- Walls Tilted
- Roof Work Underway
- Roof Installed
- Paving Complete



[85-EXCHANGE.COM](http://85-EXCHANGE.COM) 

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# 85 EXCHANGE

## /// SITE PLAN (CONCEPTUAL LAYOUT)

### LOCATION

US 73 & KANNAPOLIS PKWY  
(35.43559, -80.68229)

### TOTAL PARK SIZE

±1,377,650 SF

 PHASE II

(DELIVERING Q4 2025)

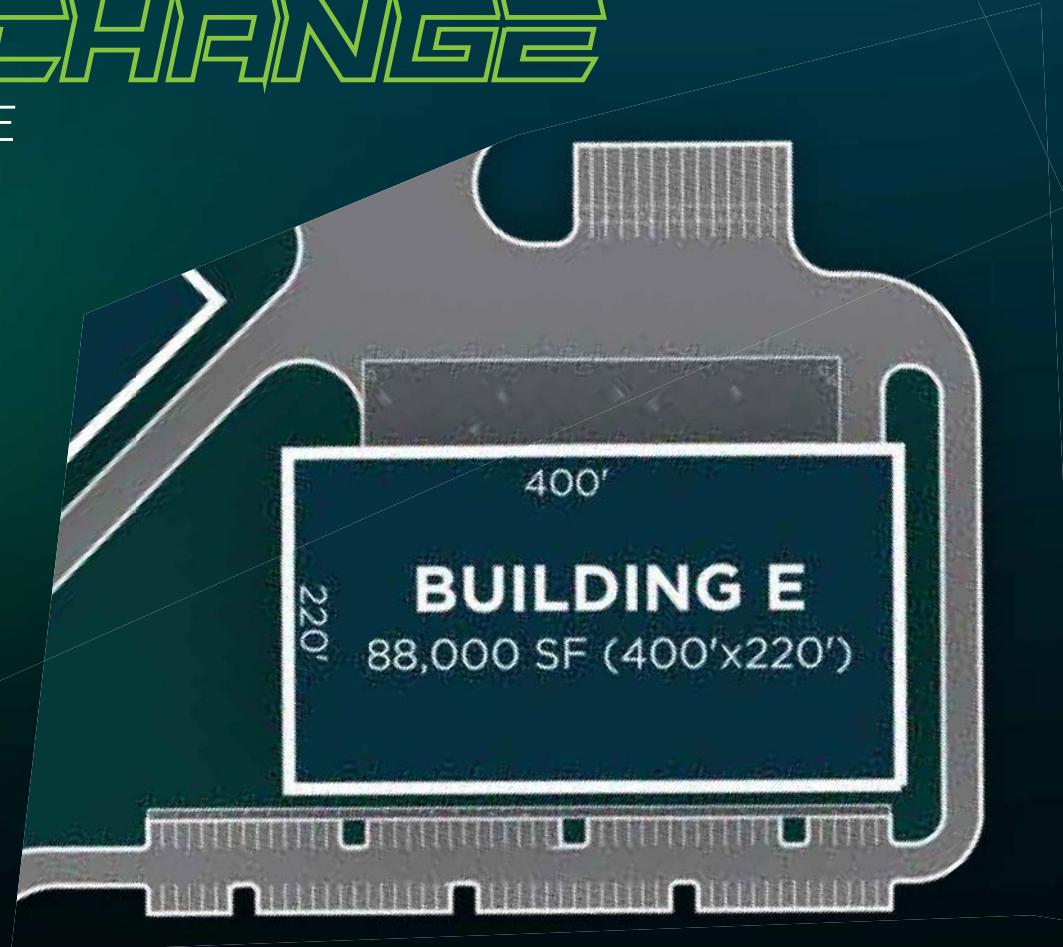
 PHASE III



# 85 EXCHANGE

/// BUILDING E

88,000 SF



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')

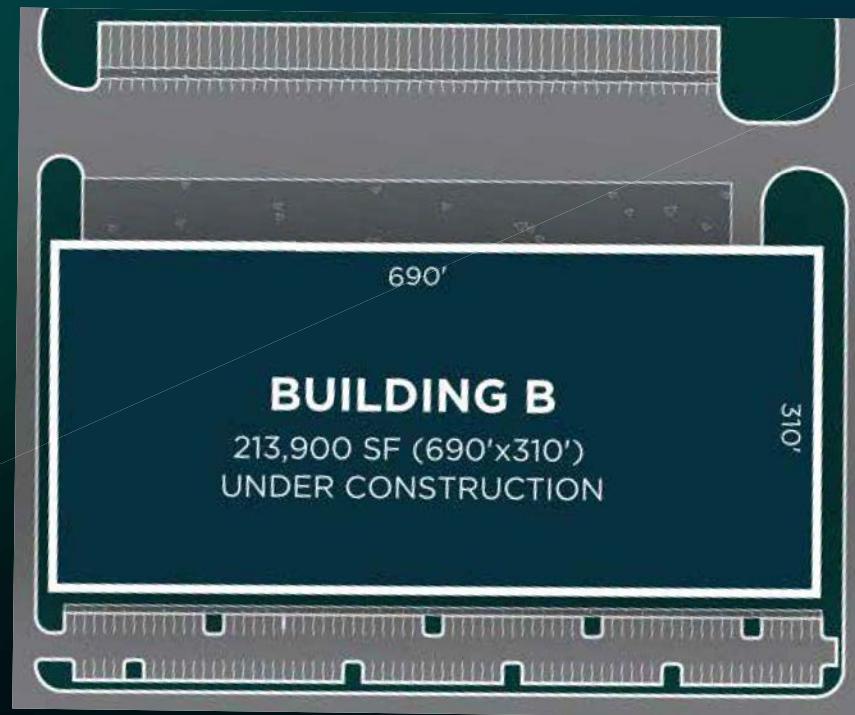


POWER  
1,600 AMPS

# 85 EXCHANGE

/// BUILDING B

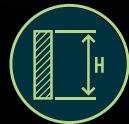
213,900 SF



SPACE AVAILABLE  
213,900 SF



DRIVE-INS  
2 (14'X16')



CLEAR HEIGHT  
36'



BLDG DIMENSIONS  
690' X 310'



CAR PARKING  
117 SPACES



DOCK DOORS  
35 (9' X10')



LOADING  
REAR LOAD



TRAILER PARKING  
39 SPACES



POWER  
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
	85	1.5	3
	77	10.8	16
	485	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



DAVIDSON HWY

KANNAPOLIS PKWY

25,987 CARS/DAY

20,128 CARS/DAY

1.9 MILES, 3 MIN

90,314 CARS/DAY

30,768 CARS/DAY

111,000 CARS/DAY



## ///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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**EXCHANGE**

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