



4,050 SF FLEX SPACE



FOR LEASE
NOW AVAILABLE

3585 Kannapolis Parkway
Kannapolis, NC 28081

This ±4,050 SF commercial building is strategically located on Kannapolis Parkway with close proximity to Interstate 85. Situated on ±6.8 acres, the property offers a large office configuration that is fully conditioned and includes a kitchenette and full restroom, along with secure warehouse space featuring a ±16' clear ceiling height and two drive-in doors. Ample on-site parking further enhances the property's convenience and functionality.

- ✓ RATE: \$14.00SF / \$4,725 MONTH
- ✓ MODIFIED GROSS
- ✓ 4,050 SQ. FT. AVAILABLE
- ✓ CLEAR SPAN WAREHOUSE
- ✓ 2 DRIVE IN DOORS
- ✓ OFFICE AND FULL RESTROOM

*All information needs to be independently verified.

OFFICE PHOTOS



WAREHOUSE/LOFT PHOTOS



PROPERTY / BUIDLING FEATURES

Total SF: 4,050 SF

Warehouse: 1,950 SF

Office: 1,050 SF

Mezzanine: 1,050 SF

Year Built: 2004

Total Acres: 6.82 Acre

Zoning: City of Kannapolis, GC-CZ (General Commercial Conditional Zoning)

Clear Height (Warehouse): 16'

Column Span: Clear span, no middle columns.

Drive-in Doors: (2) Two drive-in doors

Drive in Door Dimensions: 12'W X 14'H

Loading Dock: None

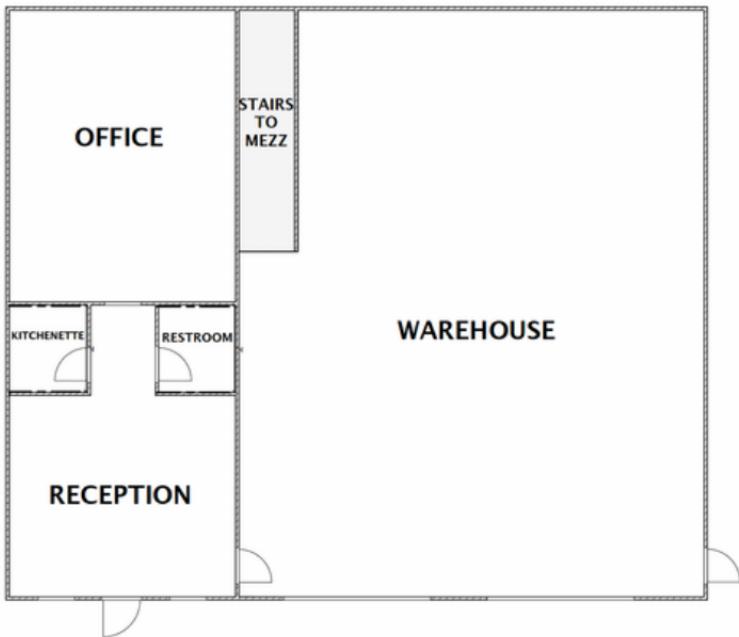
Dock High Door: None

Floors: Concrete slab in warehouse, tile/hardwood in office, and carpet mezzanine.

HVAC: The office space has full HVAC and Heat.



FLOOR PLAN AND CONTACT



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