

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 / BUILDING 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

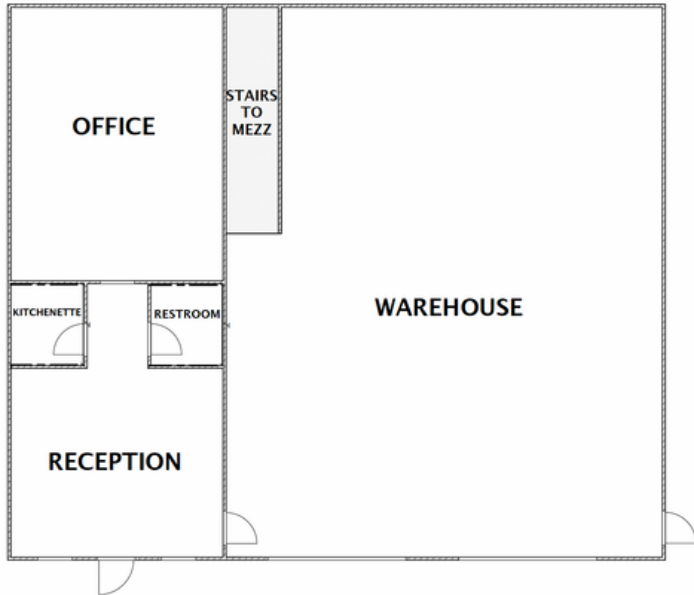
**Floors:** Concrete slab in warehouse, tile/hardwood in office, and carpet mezzanine.

**HVAC:** The office space has full HVAC and Heat.



# FLOOR PLAN AND CONTACT

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Broker

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