



IOS WITH OFFICE/WAREHOUSE

**FOR SALE
OR LEASE**

470 DWIGHT PLACE SW | CONCORD, NC

This fenced and graveled-in IOS site with renovated office space is ideally located right at the intersection of Concord Pkwy S. and George W. Liles Pkwy and a 7 minute drive from I85.

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PROPERTY INFORMATION

SF

- 5,000 SF
- 2,000 SF Office
- 3,000 SF Warehouse

ZONING: I-1

FEATURES:

OFFICE

- Reception and waiting area
- 4 individual offices (±110 SF)
- 2 conference rooms/large offices (±190 SF)
- Large kitchen
- 2 bathrooms

WAREHOUSE

- (1) 10'x10' Grade door
- 12' to 13' clear height

AVAILABILITY: Immediately

LEASE RATE: \$12,000/Month, NNN

LEASE RATE: \$1,500,000



