



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

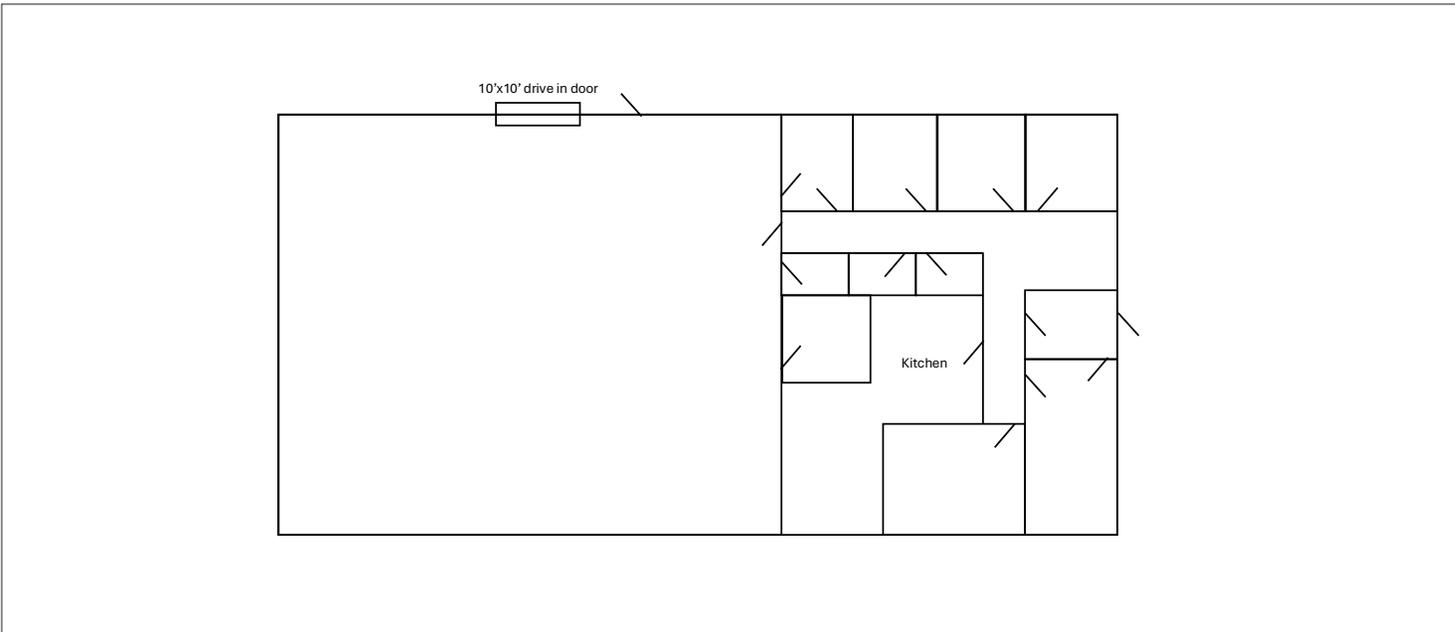
WAREHOUSE

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

AVAILABILITY: Immediately

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

SALE PRICE: \$1,500,000





Lilly
LIFE SCIENCE MEDICAL CAMPUS
 +/-1.3M SF FACILITY ON 400 ACRE SITE
 \$2 BILLION INVESTMENT



gh goldenhome
 Home Maintenance Club

CORBIN ROW HOUSING DEVELOPMENT
 +/- 150 TOWNHOMES
 UNDER CONSTRUCTION

THE GROUNDS AT CONCORD
 700 ACRES | AVAILABLE LAND



470 DWIGHT PLACE SW
CARVANA

Red Bull **RAUCH** **Ball**
RED BULL MANUFACTURING AND DISTRIBUTION FACILITY
 2.36 MILLION SF | UNDER CONSTRUCTION

CONCORD COMMERCE CENTER
 5 BUILDINGS | 358,100 SF
 CLASS A LIGHT INDUSTRIAL DEVELOPMENT

TradePark
TRADE PARK AT CONCORD PHASE I
 2 BUILDINGS, ±400,000 SF
 PLANNED LOGISTICS PARK

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 *The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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