



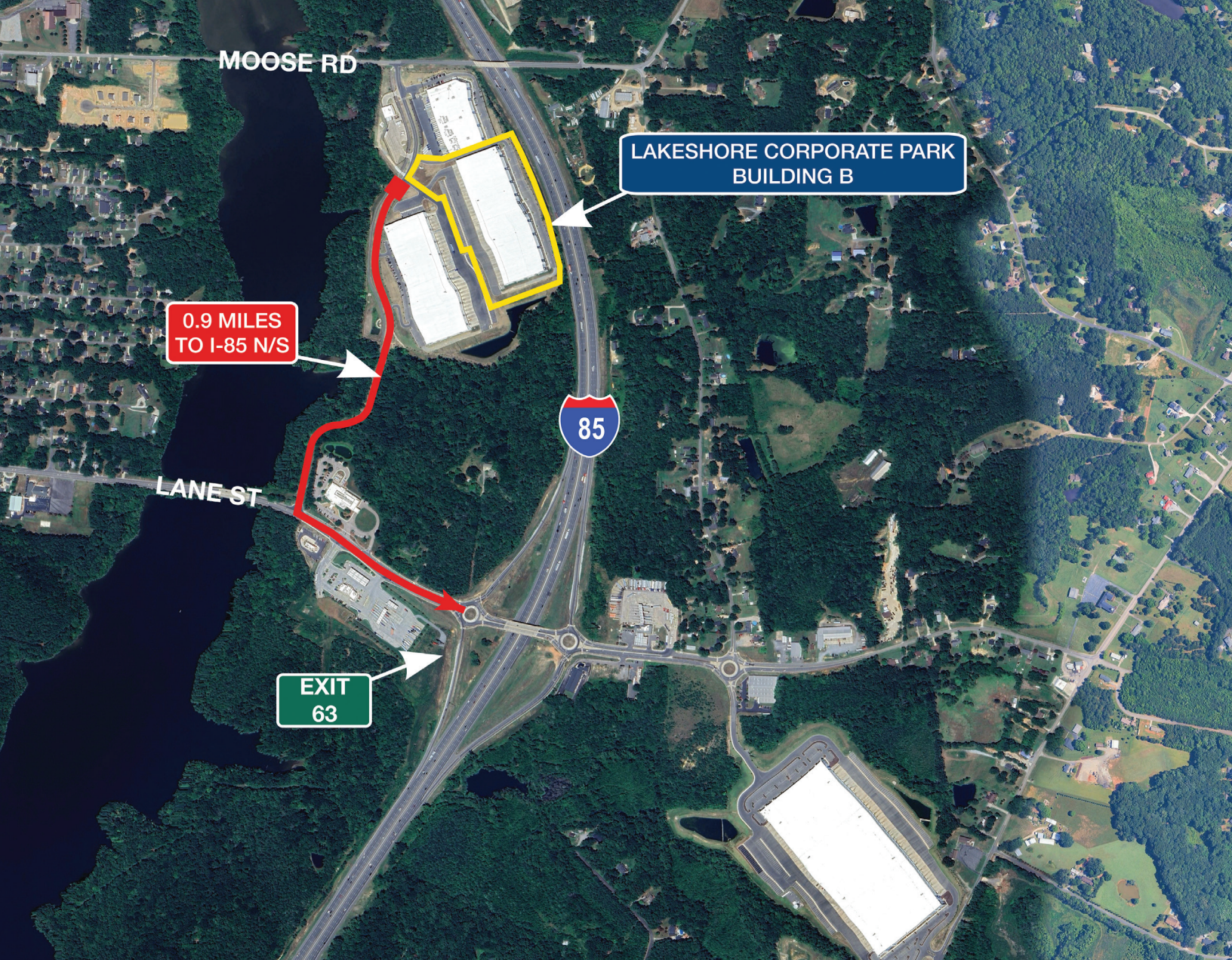
HIGHLY VISIBLE
FROM I-85
NOW AVAILABLE!
UP TO
295,533 SF

LAKE SHORE CORPORATE PARK BUILDING B

2860 Stadium Drive, Kannapolis, NC 28083

 **IDI Logistics**

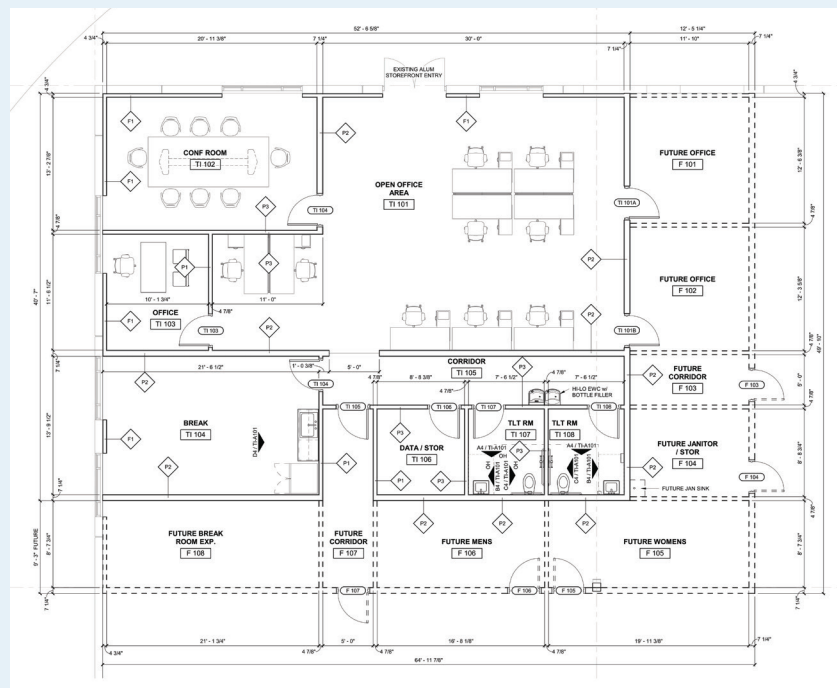
www.idilogistics.com



Lakeshore Corporate Park, Building B is a state-of-the-art, newly constructed industrial building located northeast of Charlotte. This 295,533 SF industrial building is located less than 1 mile to I-85, 15.5 miles north of the I-485 interchange, and 31.8 miles to Charlotte Douglas International Airport. Surrounded by a robust transportation infrastructure, Building B sits directly along the I-85 corridor, the most strategic and efficient stretch of interstate in the market. Moreover, the availability of a skilled labor force within the region ensures seamless operations for businesses in the area.



1,935 SF SPEC OFFICE PLAN



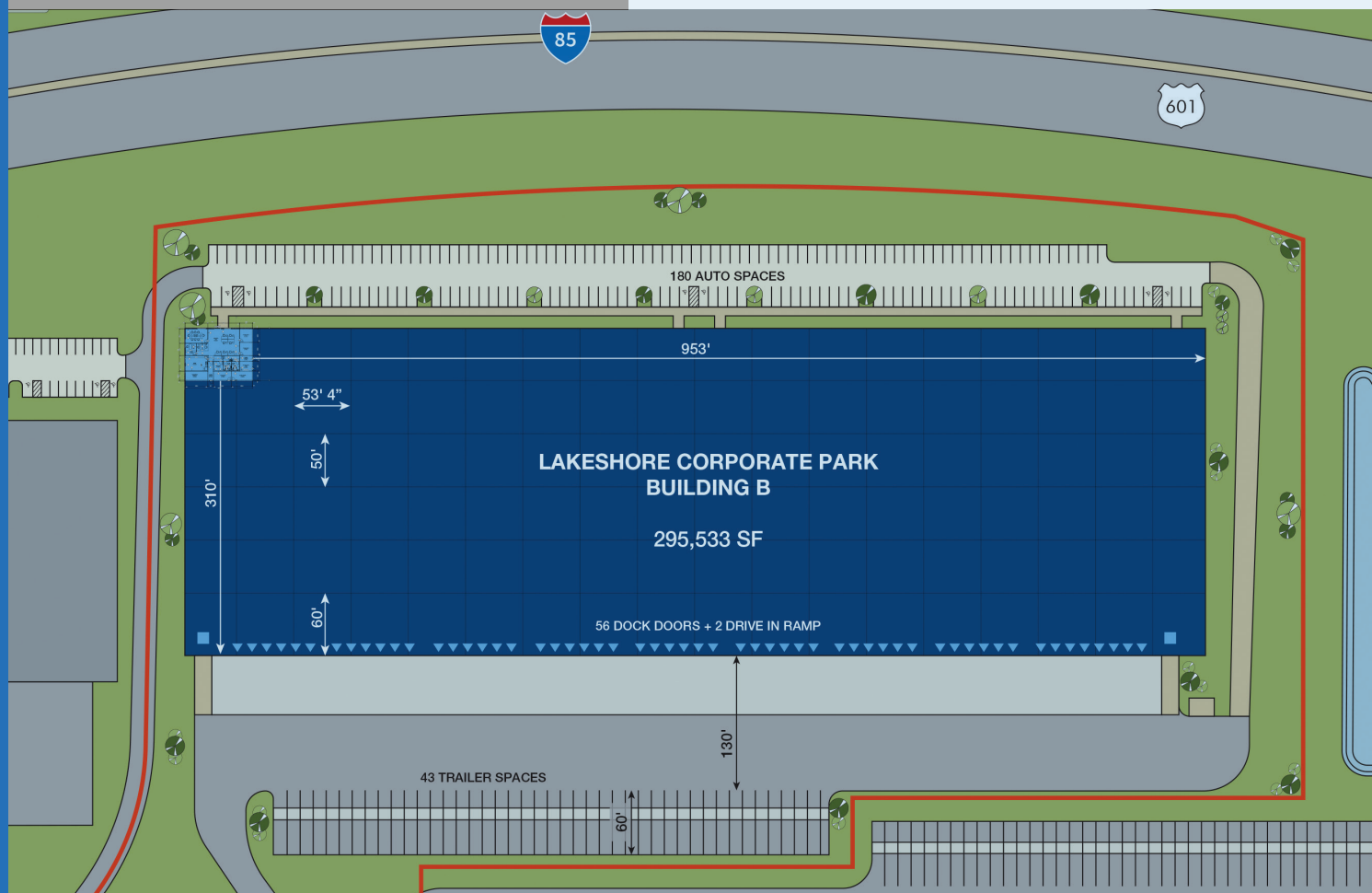
available
square
feet

**IDEALLY POSITIONED TO SUPPORT
BOTH LOCAL LAST-MILE DELIVERY AND
A BROADER REGIONAL AND NATIONAL
DISTRIBUTION NEEDS**

AVAILABILITY TO BE SUB-DIVIDED INTO 3 SPACES

SEPARATE AUTO AND TRUCK ACCESS POINTS

BUILDING TYPE:	Rear-Load	
CLEAR HEIGHT:	36' at first column line	
AUTO PARKING:	180 spaces	
TRAILER PARKING:	43 spaces	
SPEC OFFICE:	1,935 SF	
DOCK DOORS:	56 (9' x 10') manually operated with 12" bumpers installed on all doors	
DRIVE-IN DOORS:	2 (14' x 16') motorized roll up doors	
BUILDING DIMENSIONS:	310'D x 953'W	
TYPICAL BAY SIZE:	50'D x 53'4"W	
STAGING BAY SIZE:	60'D x 53'4"W	
TRUCK COURT:	130' D	
FIRE PROTECTION:	ESFR system	
ROOF SYSTEM:	60 MIL, mechanically attached, TPO roof system with R-25 insulation with 20-year warranty.	
FLOORING SYSTEM:	7" unreinforced slab; 4,000 psi over 4" of stone below the slab on grade.	
HVAC:	Heat for freeze protection; two (2) air changes per hour	
ELECTRICAL SERVICE:	480/277V service with one (1) house service; 1,500 amps	
LIGHTING:	LED High bay fixtures	
ZONING:	HI-CZ	





NOTABLE DISTANCES

AIR

Charlotte Douglas Int'l Airport 31.8 miles
 Raleigh-Durham Int'l Airport 127 miles
 Hartsfield-Jackson Int'l Airport 276 miles

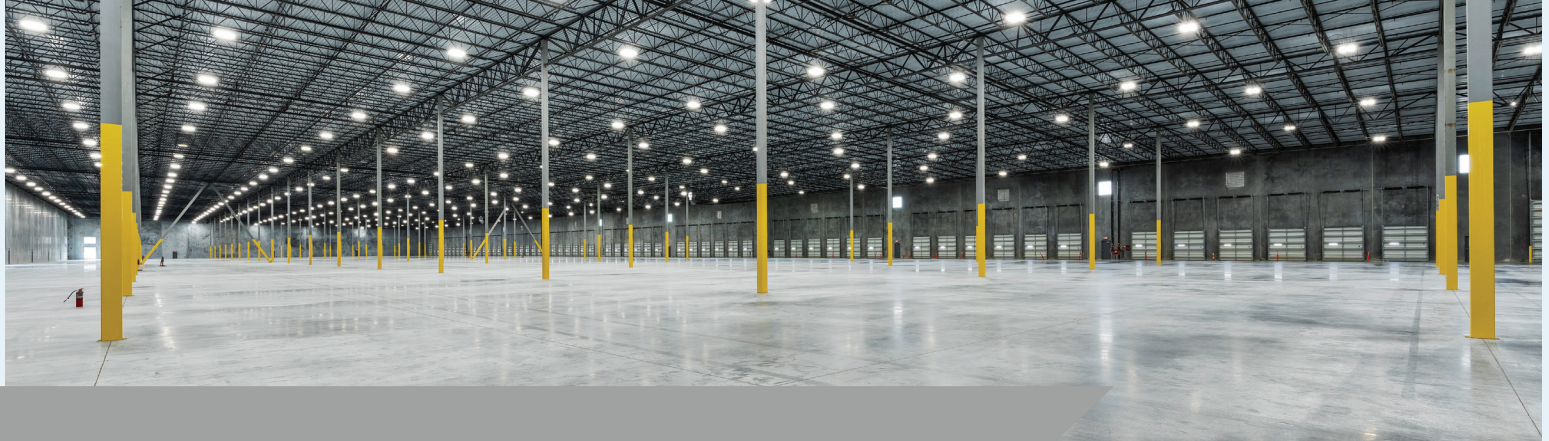
INTERSTATE

I-85 0.9 mile
 I-485 15.8 miles
 I-77 (N/S) 24.9 miles

PORTS

Inland Port Greer 113 miles
 Charleston, SC 239 miles
 Savannah, GA 280 miles
 Norfolk, VA 298 miles
 Brunswick, GA 355 miles
 Jacksonville, FL 411 miles

Lakeshore Corporate Park Building B
 provides excellent access to an unparalleled
 transportation network facilitating a connection
 to the global economy.



For more information, or to set up a tour, please contact:



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