



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

# LAKESHORE CORPORATE PARK BUILDING B

2860 Stadium Drive, Kannapolis, NC 28083

 **IDI Logistics**

MOOSE RD

LAKESHORE CORPORATE PARK  
BUILDING B

0.9 MILES  
TO I-85 N/S

LANE ST

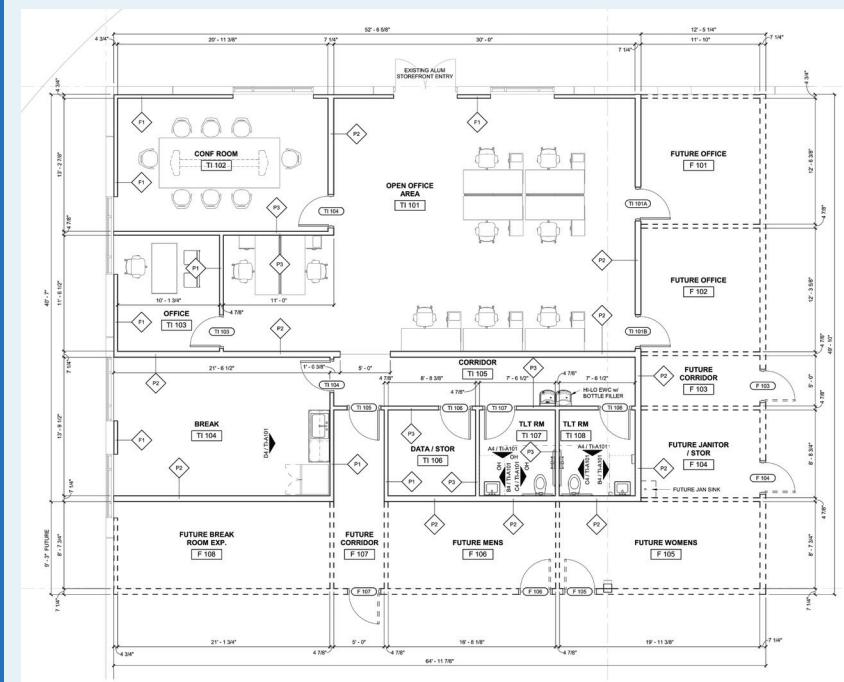
EXIT  
63

85

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



# 295,533

available  
square  
feet

**1 MILE TO I-85 - OFFERING IMMEDIATE  
ACCESS TO THE MOST STRATEGIC AND  
EFFICIENT STRETCH OF INTERSTATE IN THE  
MARKET.**

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

**EXCEPTIONAL FRONTAGE ALONG I-85**

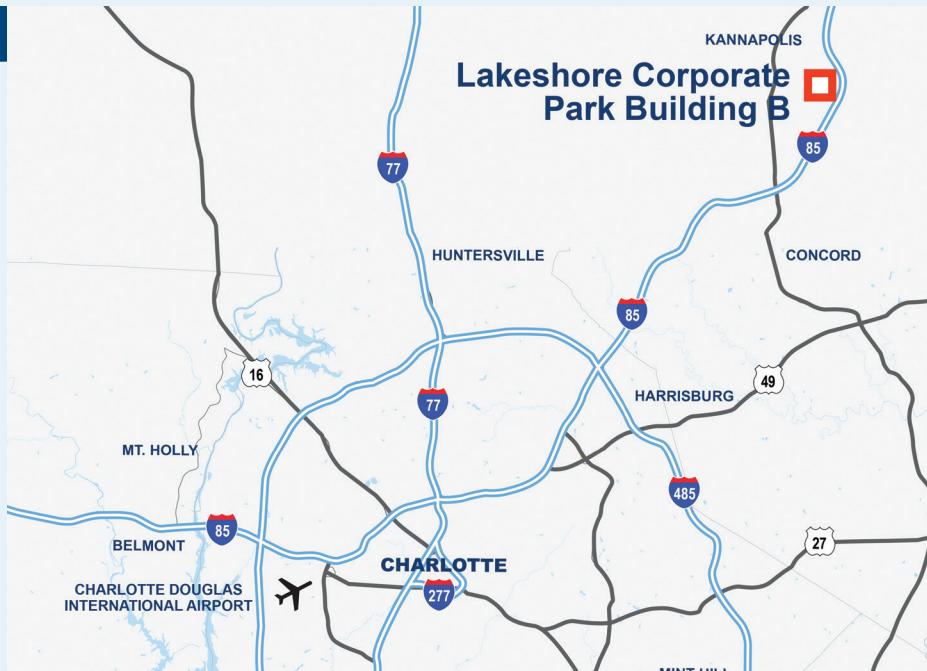
**AVAILABILITY TO BE SUB-DIVIDED INTO 3  
SPACES**

**SEPARATE AUTO AND TRUCK ACCESS  
POINTS**

## HIGHLY DESIRABLE LOCATION ALONG I-85 CORRIDOR

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

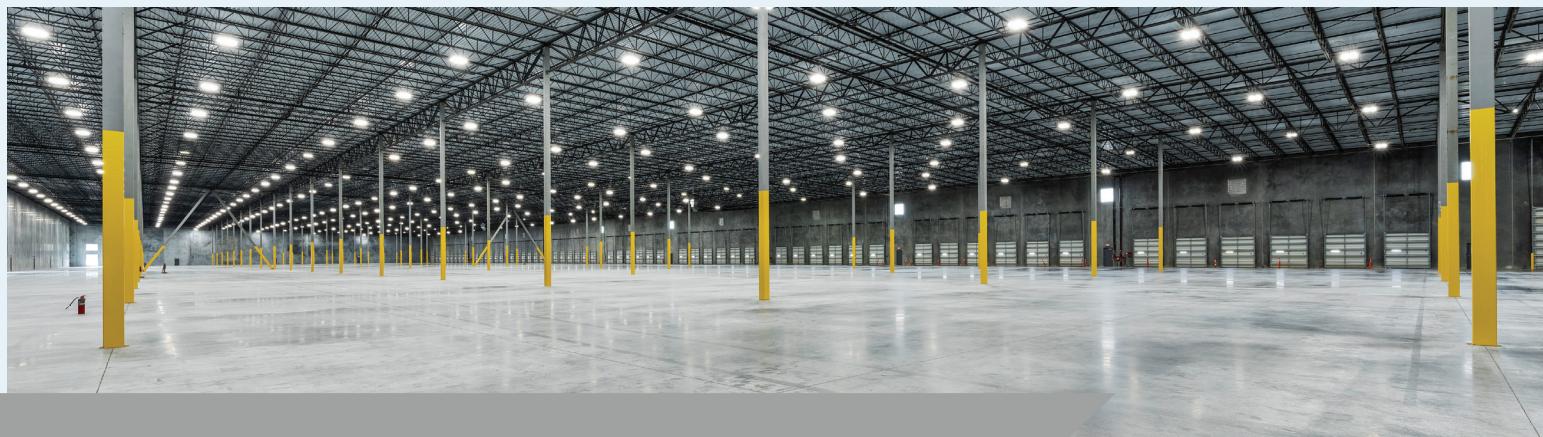
### INTERSTATE

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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