

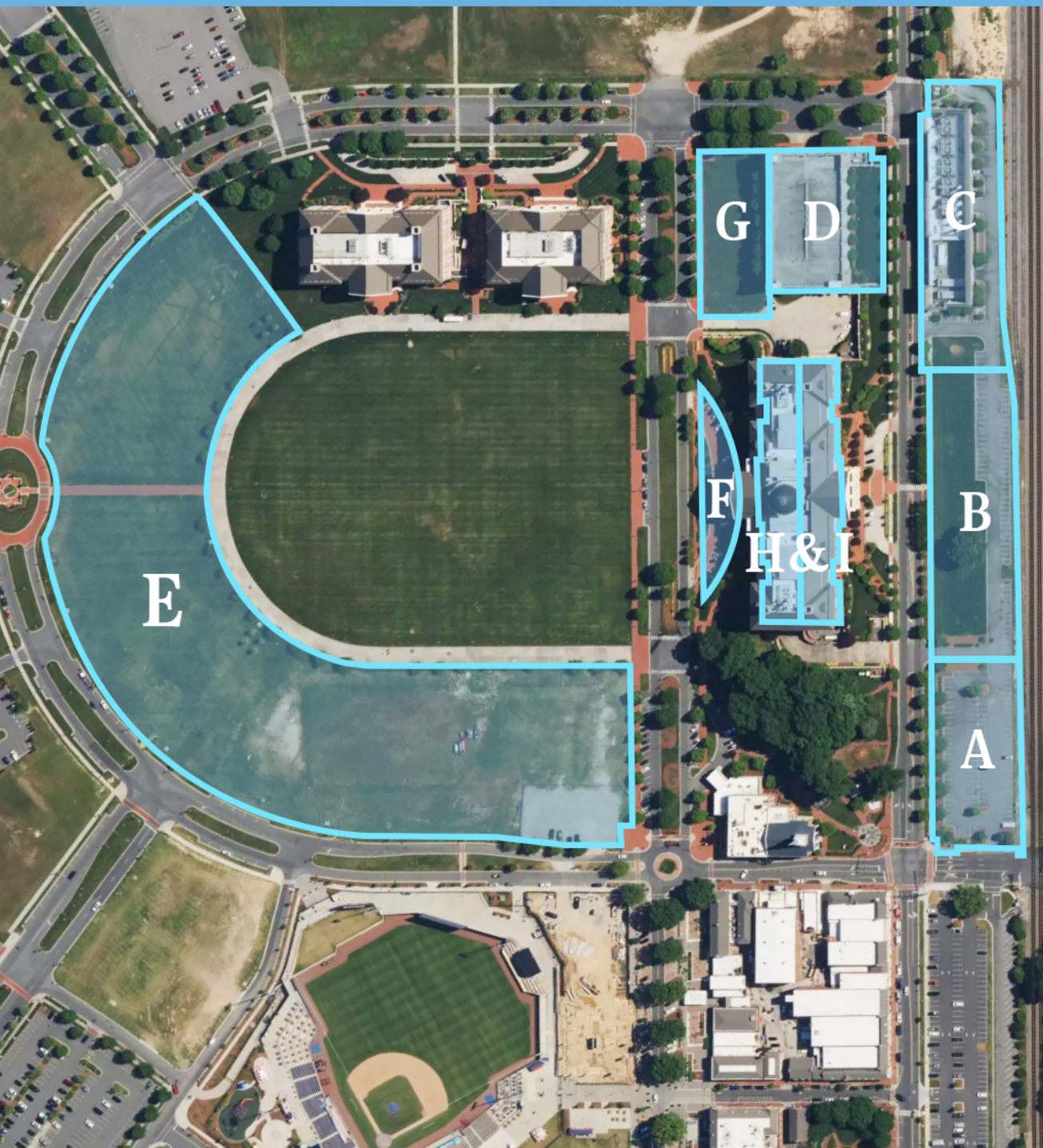
NC RESEARCH CAMPUS



+/- 18.49 AC of Land for Sale
Core Laboratory for Lease

150 N Research Campus Dr, Kannapolis, NC 28081

Land Available for Sale



PARCEL	LAND AREA	CURRENT USE
A	±1.38	Parking Lot
B	±2.00	Parking Lot
C	±1.97	Central Energy Plant
D	±1.12	Parking Deck
E	±10.82	Development Site
F	±0.37	Development Site
G	±0.83	Development Site
H&I	±59,182 SF	Core Laboratory Available For Lease



DAVID H. MURDOCK CORE LABORATORY

150 N. Research Campus Drive | Kannapolis, NC 28081



Available for Lease

Built-Out Office and Lab Space, Shell Space
Varying sizes available



Home to eight universities, multiple commercial tenants, and a vivarium, the campus fosters a unique environment for collaboration, advanced research, and innovation. Situated in Downtown Kannapolis, a rapidly revitalizing urban core, the campus benefits from a vibrant, mixed-use neighborhood adjacent to NCRC. Just steps from Atrium Health Ballpark, home of the Kannapolis Cannon Ballers, the location sits at the heart of downtown activity and redevelopment. City Hall, greenways, retail, residences, and restaurants are all within walking distance, offering a genuine live-work-play experience. The campus is also minutes from I-85, providing quick access to Charlotte (~25 minutes south).



An Experienced Partnership Driving Innovation and Transformative Research

[Watch Drone Video](#)


Property Details

Address

150 N. Research Campus Drive
Kannapolis, NC 28081

Availability

Varying suite sizes available

Use

Office, Research, Medical

Zoning

Center City District
(City of Kannapolis)

Traffic Counts

N. Main Street - 7,100 VPD

Lease Rate

Call for Leasing Details

Community Partners

- Atrium Health
- Cabarrus Health Alliance
- City of Kannapolis
- Rowan-Cabarrus Community College

Core Laboratory Tenants

- BeaconPoint Labs
- Eremid
- R&S Chemicals
- NC Food Innovation Lab
- UNC Charlotte
- Aminos Analytics
- Standard Process
- Crown Bioscience
- Ten Bio
- Coddle Creek Capital
- UNC Chapel Hill

NCRC Universities

- Appalachian State University
- Duke University
- North Carolina A&T State University
- North Carolina Central University
- North Carolina State University
- University of North Carolina at Chapel Hill
- University of North Carolina at Charlotte
- University of North Carolina at Greensboro

DAVID H. MURDOCK CORE LABORATORY

Built-Out Office & Lab and Shell Space

Varying-size spaces available

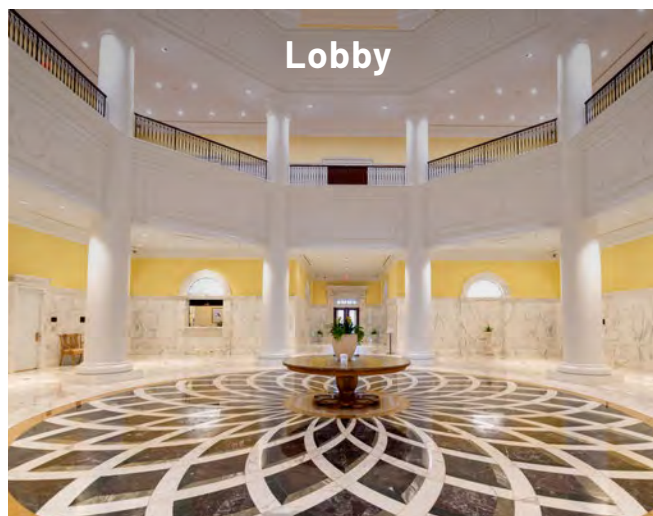
Other available spaces are located on the first, third, and basement floors —
inquire for details

Shell Space - 2nd Floor



 Virtual Tour

Lobby



 Virtual Tour

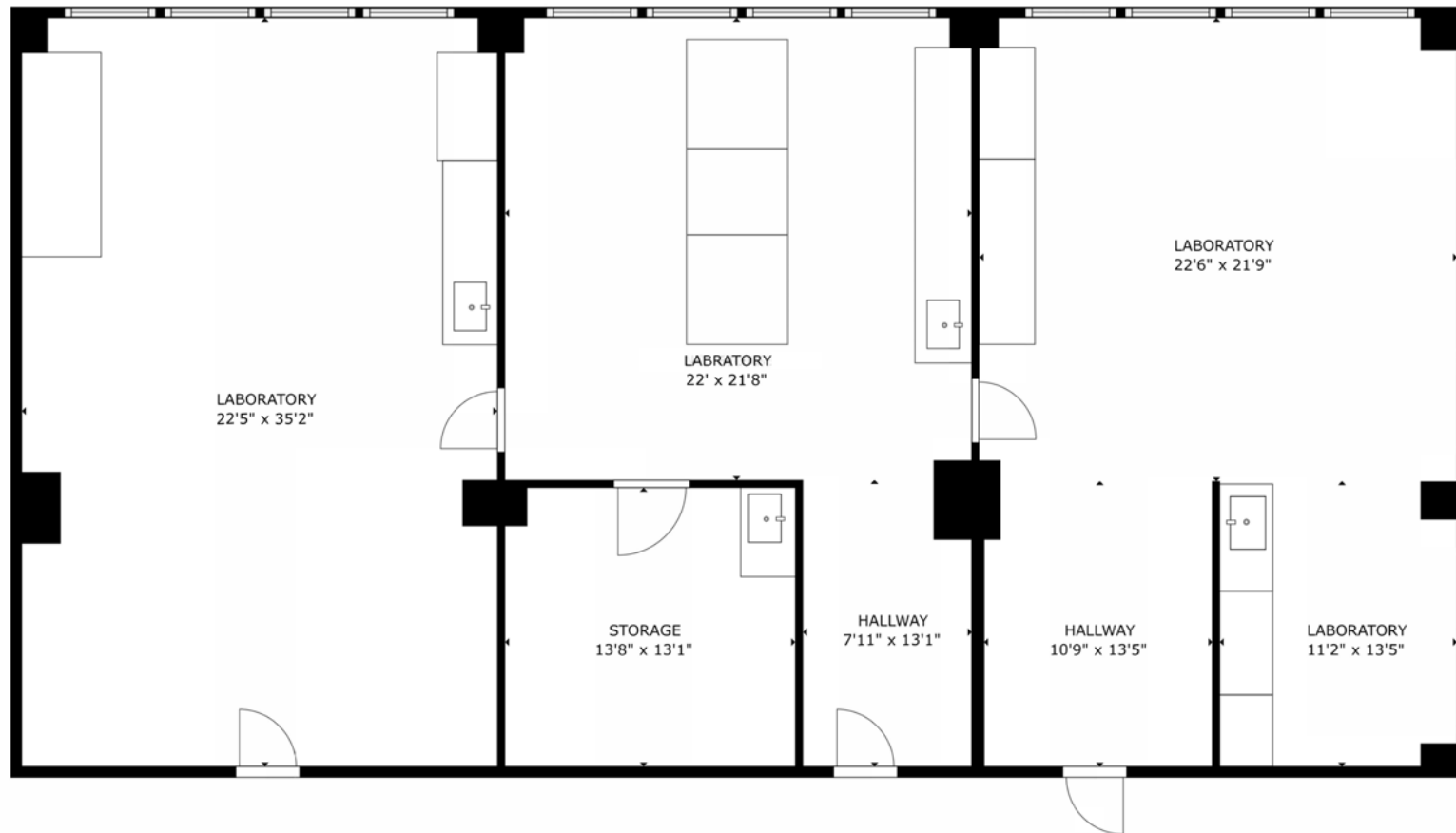
Lab Space - 4th Floor



 Virtual Tour

4th Floor Suite 4700 - 4703

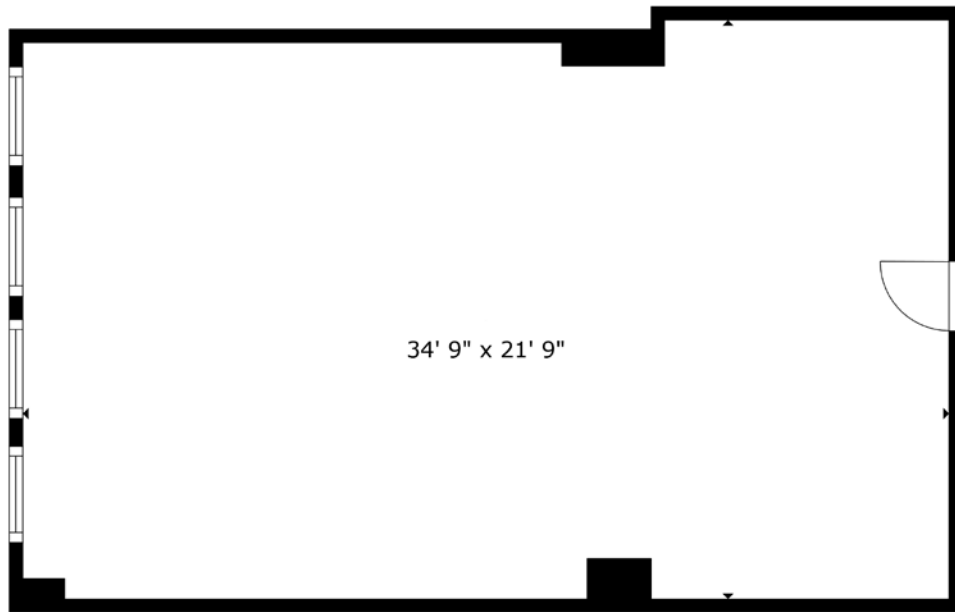
[Virtual Tour](#)



4th Floor

Suite 4718

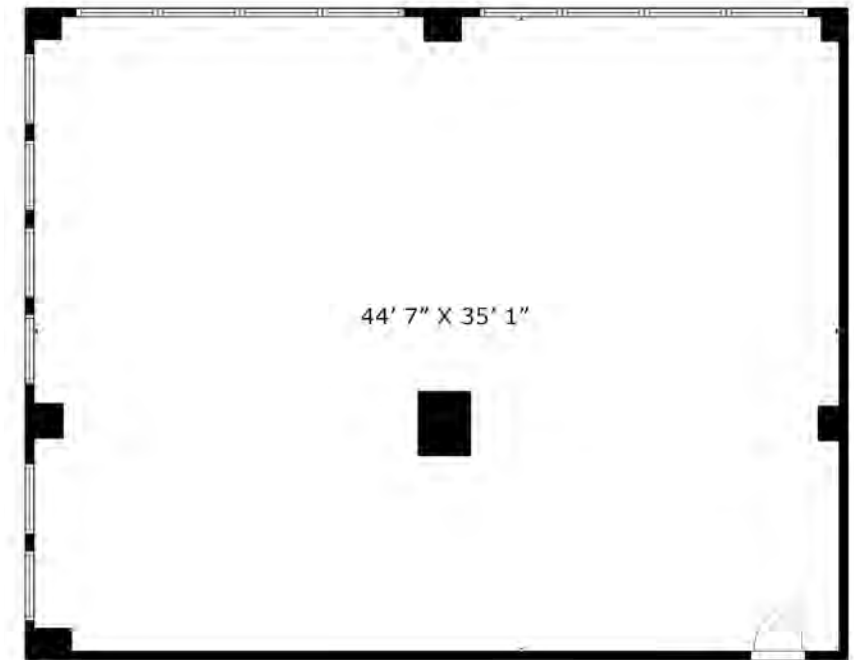
 Virtual Tour



4th Floor

Suite 4719

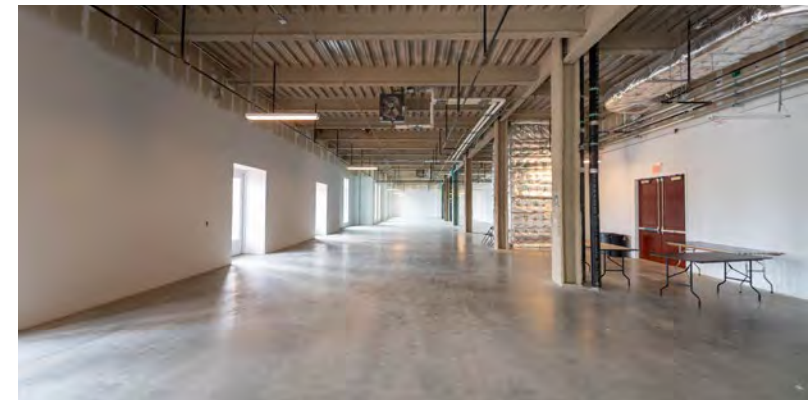
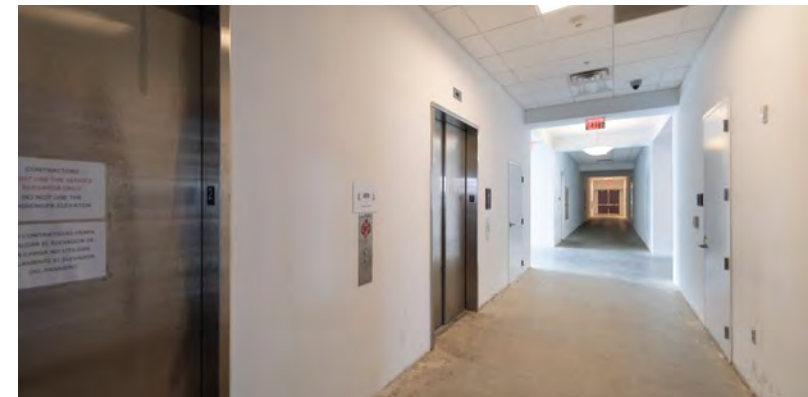
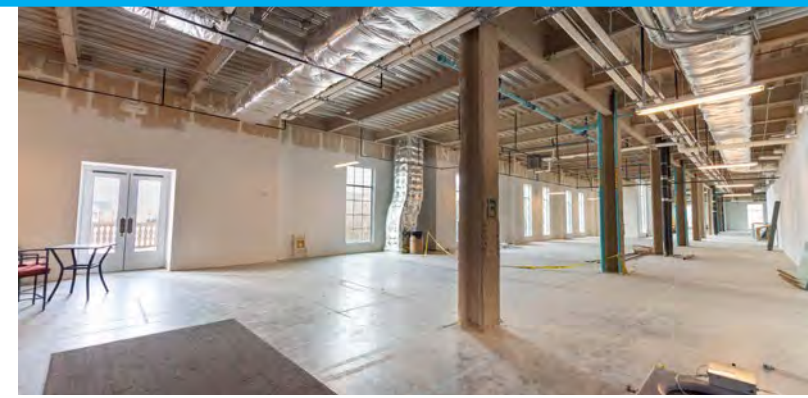
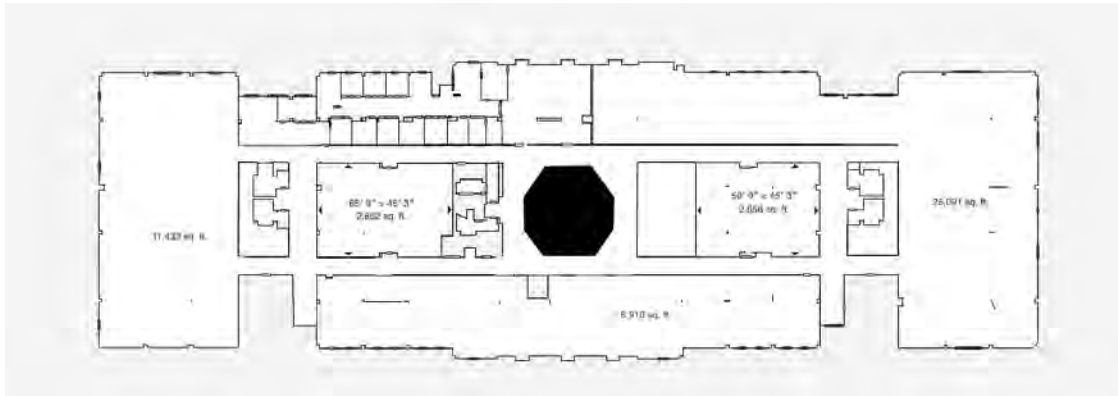
 Virtual Tour



2nd Floor Shell Space & Offices

 Virtual Tour

Sample Suite Configuration Shown Below. Please refer to the Matterport Virtual Tour for full layout details. Other available spaces are located on the first, third, and basement floors – inquire for details.



SITE OVERVIEW



Rowan-Cabarrus Community College



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Nutrition Research Institute



Kannapolis City Hall & Police Station



CABARRUS
HEALTH
ALLIANCE

Cabarrus Health
Alliance



Plants for Human
Health Institute

A.L. Brown High School



Kannapolis



Home of the Kannapolis
Cannon Ballers



NC RESEARCH
CAMPUS

DAVID H. MURDOCK
CORE LABORATORY



Kannapolis
Train Station

Piedmont Triad

- Innovation Quarter - Winston-Salem
- Wake Forest University School of Medicine's primary Innovation District



Winston-Salem

Greensboro

Burlington

High Point

Durham

Falls Reservoir

Chapel Hill

Cary

Raleigh

Asheboro

Albemarle

Fayetteville

Cabarrus / Kannapolis / Concord

- Eli Lilly Manufacturing Facility
- 600 Jobs
- Rowan-Cabarrus Community College
- 6,862 Students
- Cabarrus College of Health Sciences
- 752 Students
- North Carolina Research Campus - Kannapolis



Kannapolis

Concord

Charlotte, NC

- The Pearl @ Charlotte's Innovation District
- Atrium Health
- Wake Forest University School of Medicine
- North Tryon / University City Tech & Innovation Corridor
- UNC Charlotte
- University City Campus
- Downtown Dubois Center
- Co-Lab at UNC Charlotte Center City
- Northeastern University - Charlotte
- Central Piedmont Community College



The Triangle Raleigh-Durham-Chapel Hill

- Research Triangle Park (RTP)
- 300+ Companies
- 65,000+ Employees
- 7,000 AC Campus
- Largest research park in the United States



Strategically positioned on I-85 and near major interstates, maximizing accessibility and regional reach from Charlotte to the RTP.

DAVID H. MURDOCK CORE LABORATORY

150 N. Research Campus Drive | Kannapolis, NC 28081



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.