

new branch
REAL ESTATE ADVISORS




SPRINGS
BUSINESS PARK
CONCORD

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SPRINGS BUSINESS PARK - 540-570 PITTS SCHOOL RD, CONCORD NC



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- Available Fall/Winter of 2022
- New Class "A" Construction
- Highly functional spaces and layouts
- Professionally managed and maintained park
- High ceiling heights, dock-height and drive-in doors, and spacious truck court.
- Fire sprinkler protection throughout each building.
- Quality appearance with exterior masonry and glass storefronts
- Proximity to amenities and growing population of Cabarrus County and Charlotte with superior location and access to I-85 (Exit's 49 & 52)
- Suites Ranging From 2,125 SF to 22,950 SF



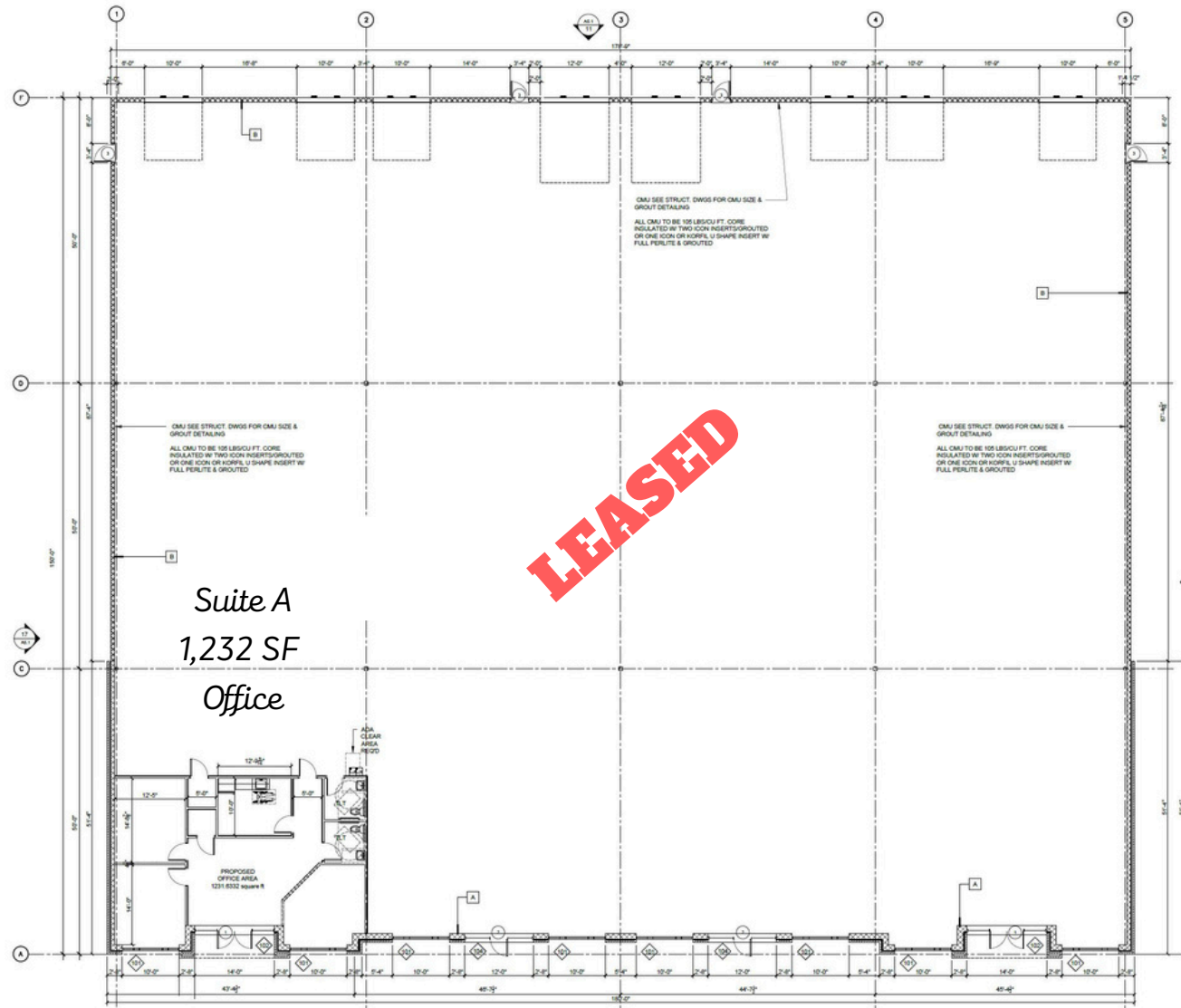


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The floor plan shows a rectangular building layout with various rooms and corridors. Suite A is highlighted in yellow, Suite G in blue, and several other areas are marked as 'LEASED' in red. The plan includes detailed dimensions for rooms and corridors, as well as a north arrow pointing towards the top right. Key features include a 'PROPOSED OFFICE AREA 70,000 SF' in Suite A, a 'FUTURE LEASE SPACE' in Suite G, and a 'NON-CLEAR AREA RECD' in Suite G. The plan also shows a 'CENTER OF METAL STUD WALL ON COLUMN CENTERLINE' and a 'CENTER HALL ON MALLION'.

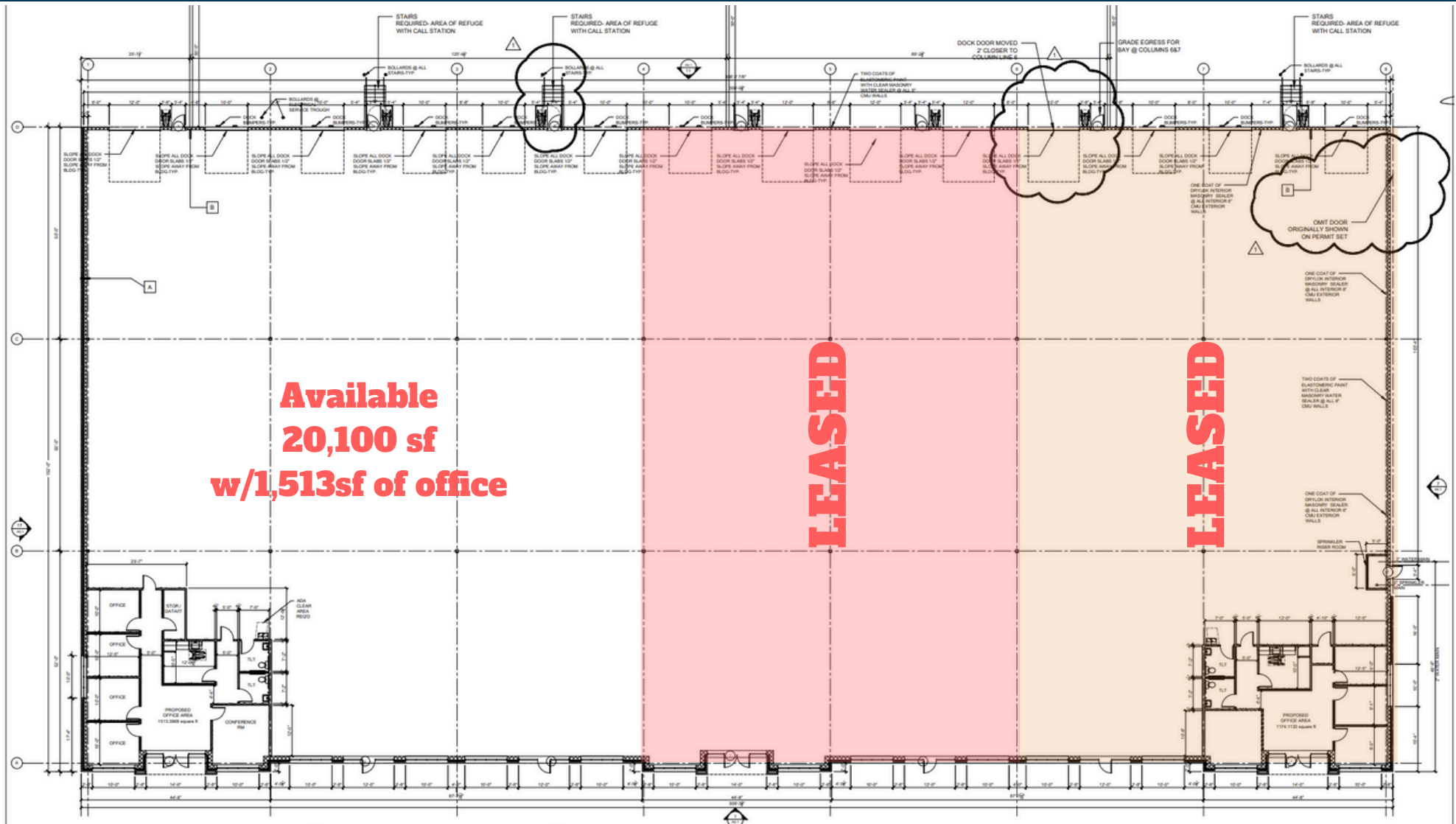
SPRINGS BUSINESS PARK - BUILDING 550 UPFIT - SUB-DIVIDABLE DOWN TO 6,750 SF BAYS



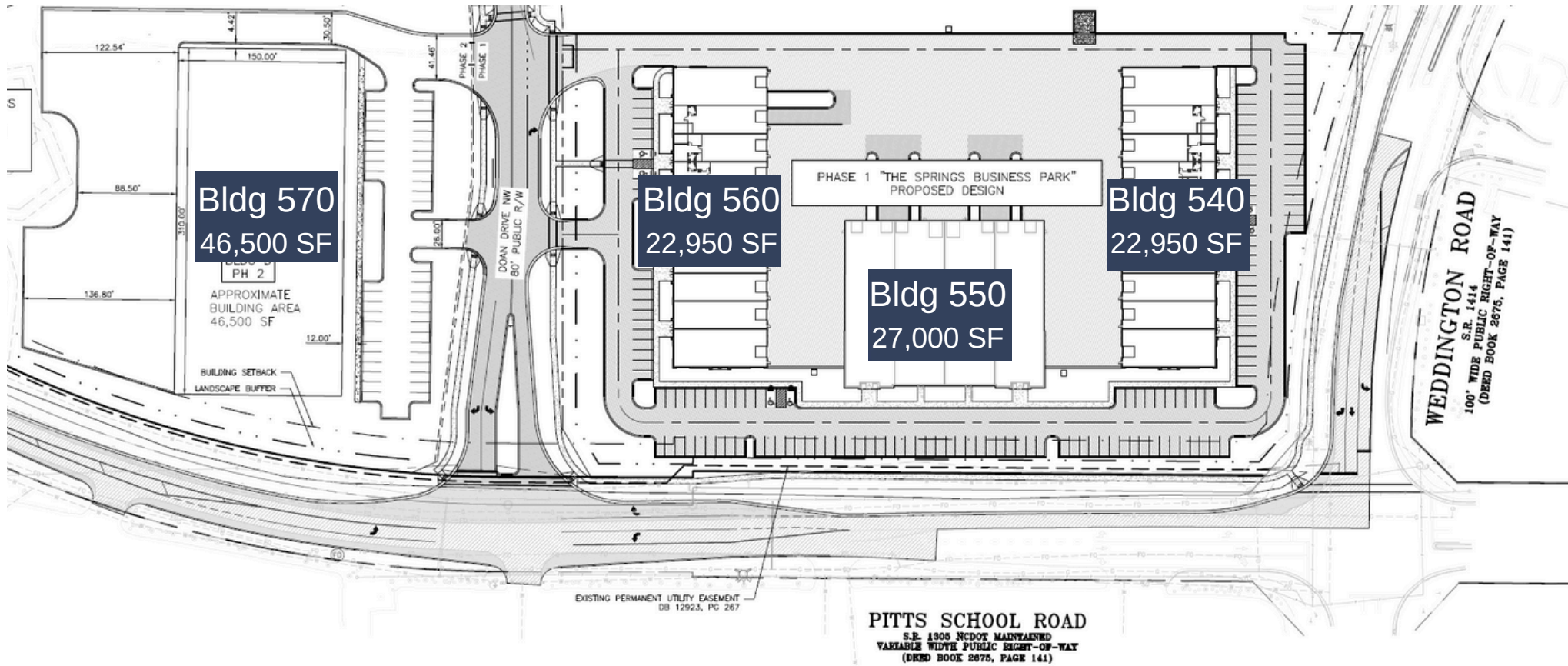
SPRINGS BUSINESS PARK - BUILDING 560 UPFIT



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SPRINGS BUSINESS PARK - SITE PLAN





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