

FOR LEASE

HONEYNEST REALTY

Residential, Commerical & Property Management

215 Irvan Ct NW

Concord, NC 28027

FLEX / INDUSTRIAL · CABARRUS COUNTY · CHARLOTTE MSA



\$12.50 / SF / YR

12,997 SF · Available Now · Negotiable Term

12,997 SF

Total Space

\$12.50/SF/YR

Asking Rate

16' Clear

Clear Height

1 AC

Lot Size

2021

Year Built

I-1

Zoning

Property Overview

2021-built flex industrial building offering 12,997 SF with 16-foot clear height, two grade-level doors, and one exterior dock. Includes a 1,462 SF office suite with reception area, two private offices, kitchen, and restroom. Located in Concord, NC within the Charlotte MSA.

Space Breakdown

Building Size	12,997 SF Total
Warehouse Size	11,535 SF
Office Space	1,462 SF
Clear Height	16'
Grade-Level Doors	2 Doors
Dock Door	1 Exterior Dock
Construction	Metal / 2021 Build

BROKER

SheAh Zhu

Honeynest Realty

PROPERTY ADDRESS

215 Irvan Ct NW
Concord NC, 28027

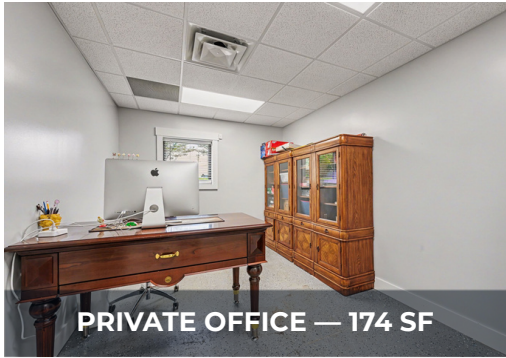
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INTERIOR PHOTOS



WAREHOUSE — 11,535 SF · 16' CLEAR HEIGHT · POLISHED CONCRETE FLOORS



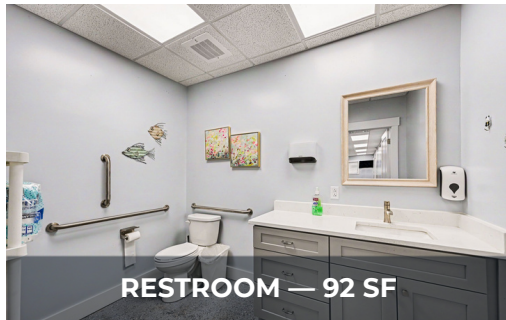
PRIVATE OFFICE — 174 SF



PRIVATE OFFICE — 174 SF



KITCHEN — 242 SF



RESTROOM — 92 SF



RECEPTION AREA — 369 SF



RECEPTION/HALLWAY

Room	Dimensions	Area
Reception Area	22'4" x 16'6"	369 SF
Office 1	16'8" x 10'5"	174 SF
Office 2	16'8" x 10'5"	174 SF
Kitchen	16'8" x 14'6"	242 SF
Restroom	10'8" x 8'7"	92 SF
Hallway	5'8" x 26'9"	152 SF
TOTAL OFFICE		1,462 SF



RECEPTION — ALT VIEW

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FLOOR PLAN

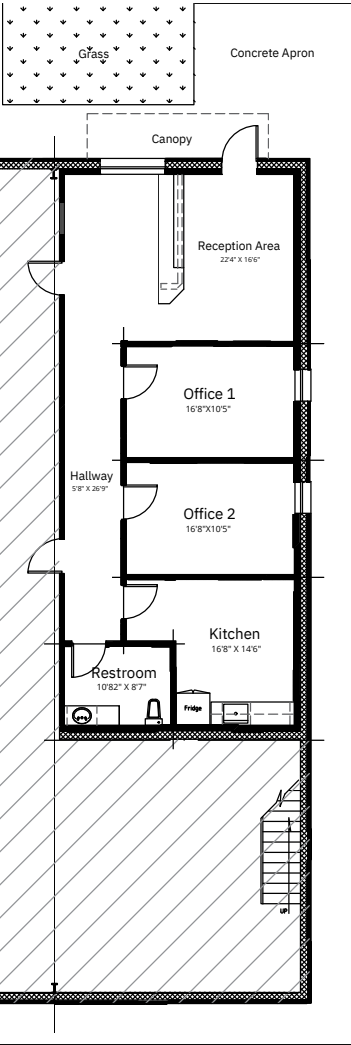
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Total Area — 12996.98 Sq Ft

Office Area — 1462.24 Sq Ft

Warehouse Area — 11534.74 Sq Ft

 Non-Living Area
Warehouse Area



Area Calculation Summary

Gross Living Area	Calculation Details
Office Area	1462.24 Sq Ft
Non-Living Area	Calculation Details
Warehouse Area	11534.74 Sq Ft
Total Area	12996.98 Sq Ft

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