

AVAILABLE FOR LEASE

MEADOWS CORPORATE PARK

Building A (Building B will follow)
703 PITTS SCHOOL ROAD NW
Concord, NC 28027



PROPERTY OVERVIEW

- + 16,000 - 48,000 SF spaces available
- + New Class A industrial facility
- + Rear load building with 30' clear height
- + Visibility from I -85
- + Direct access to I-85 via Poplar Tent Road (Exit 52)
- + ESFR Sprinkler



CONTACT US

ANNE JOHNSON

Senior Vice President
+1 704 331 1225
anne.johnson@cbre.com

BRYAN CRUTCHER

Senior Vice President
+1 704 331 1215
bryan.crutcher@cbre.com

Developed by:



CBRE



PROPERTY DETAILS

Total Building Size ± 112,000 rentable square feet
(Building A)

Office Space: Shell (built to suit)

Construction Date: Shell building existing

Total Land Size: 15.1 acres

Construction Details:

Dimensions: 160' x 700'

Columns: 50' x 50' w/60' speed bay

Floors: 6" Concrete - 4000 psi

Exterior Walls: Concrete Tilt

Roof: TPM white reflective roof

Minimum Clear Height: 30'

Truck Doors: Forty (40) existing dock doors
Two (2) drive-in doors 12' x 14'
(2 additional may be added)



Fire Protection: ESFR Sprinkler System

Electrical: City of Concord

Natural Gas: PSNC

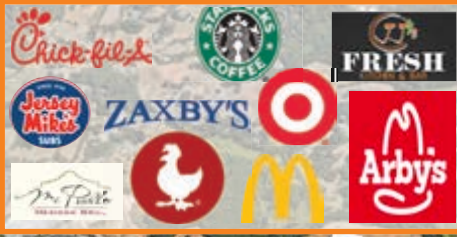
Water & Sewer: City of Concord

Parking: 202 marked spaces

**AERIAL MAPS**



AFTON RIDGE SHOPPING CENTER



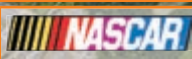
THE INTERNATIONAL BUSINESS PARK AT CONCORD

- CELGARD
- FEDEX
- BONITZ
- PASS & SEYMOUR
- DNP
- OILES
- MINKA
- PREGEL
- SYSCO
- HERITAGE FABRICS
- STANLEY TOOLS
- AMAZON



CONCORD AIRPORT BUSINESS PARK

- AMAZON.COM
- CLASSIC GRAPHICS
- ETS EXPRESS
- JJ HAINES
- LENNOX
- TRAKMOTIVE



CONCORD REGIONAL AIRPORT

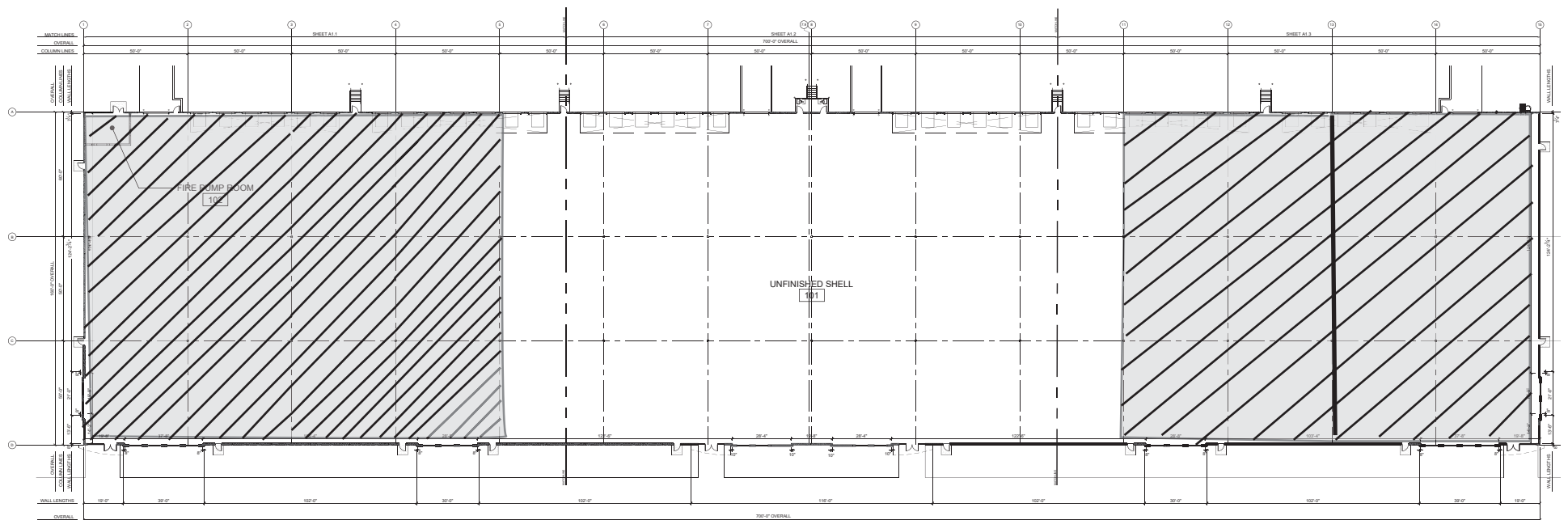
CONCORD MILLS BLVD

CONCORD MILLS MALL



MEADOWS CORPORATE PARK

Interstate I-485 is ±4 miles away from the property.

**BUILDING PLAN****Building A**



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Developed by:

