

## BASE BUILDING SPECIFICATIONS

**316,465 sq. ft.**

Concord Airport Business Park  
Concord, North Carolina

<b>DESCRIPTION:</b>	Modern, Class "A" speculative building with 36' clear ceilings. Consisting of 315,000 square feet, the cross dock building is located within the Concord Airport Business Park, a premier industrial park in the Charlotte market. The building is located with a 1 mile from I-85.
<b>ADDRESS:</b>	1000 Derita Road Concord, NC 28027
<b>COUNTY:</b>	Cabarrus County
<b>SQUARE FOOTAGE:</b>	± 316,465
<b>OFFICE AREA:</b>	To suit the tenant's requirement.
<b>ACREAGE:</b>	± 50.59 gross acres
<b>YEAR BUILT:</b>	2016
<b>DIMENSIONS:</b>	Width: 500' Length: 631' 4"
<b>AUTO PARKING SPACES:</b>	175
<b>TRAILER PARKING:</b>	47
<b>CEILING HEIGHTS</b>	36'
<b>COLUMN SPACING:</b>	52'8"x 47'6" with 60' loading bays
<b>WALLS:</b>	9.25", 4,000-PSI, Non-insulated concrete panels.

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<b>FLOORS:</b>	<p>6", 4,000 PSI unreinforced Slab on grade with a minimum of four (4) inches ABC stone base.</p> <p>Lapidolith concrete hardener sealer and dust proofer shall be placed on the entire slab on grade.</p> <p>10 mil vapor barrier has been included in slab throughout slab on grade</p>
<b>ROOF TYPE:</b>	<p>A mechanically attached 0.045 white reinforced TPO membrane, and 0.045 TPO standard wall flashing with (1) layer 4"THK (R-23.6) of isocyanurate roof insulation. Manufacturer's fifteen-year labor and material warranty included.</p>
<b>TRUCK DOCK LOADING FACILITIES:</b>	<p>Forty two (42) 9'-0" x 10'-0" Non-insulated, 24 gauge roll formed steel sections (nominal) doors.</p> <p>Each door shall have pairs of Z-Guard Door Protectors and Dock Bumpers</p>
<b>DOCK CONFIGURATION:</b>	<p>Cross dock</p>
<b>DOCK FINISHES:</b>	<p>To suit the tenant's requirement.</p>
<b>DRIVE IN DOORS:</b>	<p>Two (2) 12'-0" x 14'-0" Non-insulated, 24 gauge roll formed steel sections (nominal) doors with two (2) concrete ramps.</p>
<b>TRUCK COURT:</b>	<p>EAST SIDE: 180' total depth; 60' concrete apron and 70' heavy duty asphalt; 50' trailer parking area.</p> <p>WEST SIDE: 130' total depth; 60' concrete apron and 70' heavy duty asphalt.</p>
<b>FIRE PROTECTION:</b>	<p>100% via an ESFR system with K25 sprinkler heads.</p>

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- POWER:** The City of Concord is the electrical power supplier. The building shall have one (1) 1,600 amp services.
- LIGHTING:** Eighteen (18) – six (6) lamp T-8, 2' x 4' fixtures for vacant shell building lighting.  
Additional lighting per the tenant's specifications shall be provided to suit.
- HVAC:** Twenty (20) gas fired unit heaters with gas piping, flue piping and thermostats.  
Eight (8) 2,500 CFM centrifugal exhaust fans with mechanical louvers roof mounted exhaust fans.  
Eight (8) 3'-0" x 6'-0" intake louvers with motor operated dampers.  
One (1) electric heater in the electric room.  
One (1) fire damper in the electric room.  
Additional HVAC will be to suit the tenant requirements.
- WATER:** City of Concord is the water supplier. The building is served by a 4" water line for domestic water.
- SEWER:** City of Concord is the sewer provider. The building is served by an 8" sewer line around the building perimeter. 6" sewer lines to the building at various points.

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**NATURAL GAS:** Piedmont Natural Gas is the gas provider for this building.

**NEAREST INTERSTATE:** I-85 - 1 mile  
I-485 - 3.5 miles

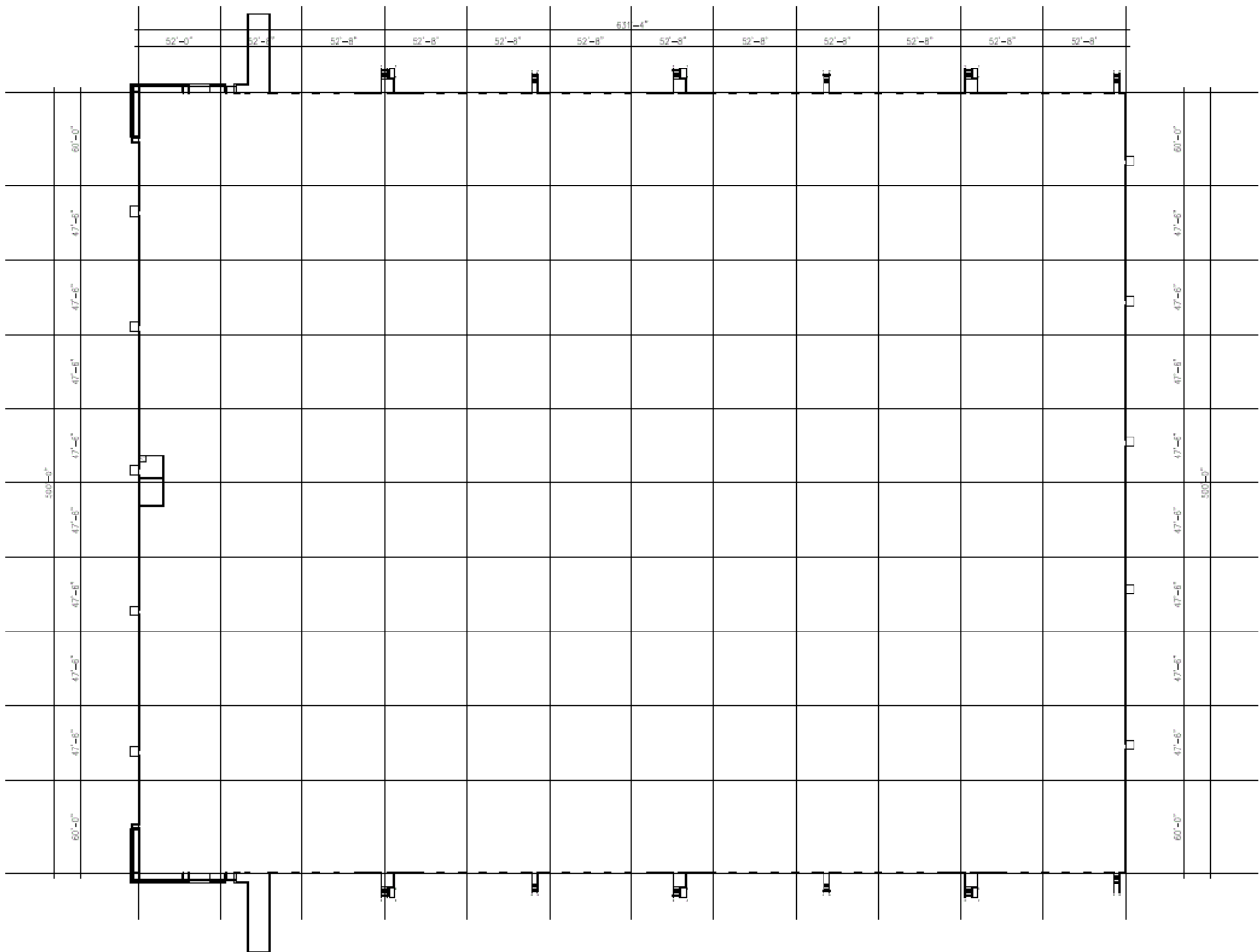
**DISTANCE TO AIRPORT:** Charlotte Douglas International Airport - 22 miles  
Concord Regional Airport (FBO) - 1 mile

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Floor Plan



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Elevations

