



Owned & Managed by:



CONCORD AIRPORT
BUSINESS PARK

100,000 sf available | Divisible to 50,000 sf



Partnership. Performance.

INDUSTRIAL SPACE FOR LEASE

Opportunity

This Class A 300,000-square-foot industrial building has 100,000 square feet available for lease. Building III is located within Phase III of Concord Airport Business Park.

The park is less than three miles from I-85 and I-485, linking Charlotte to various areas across the country.

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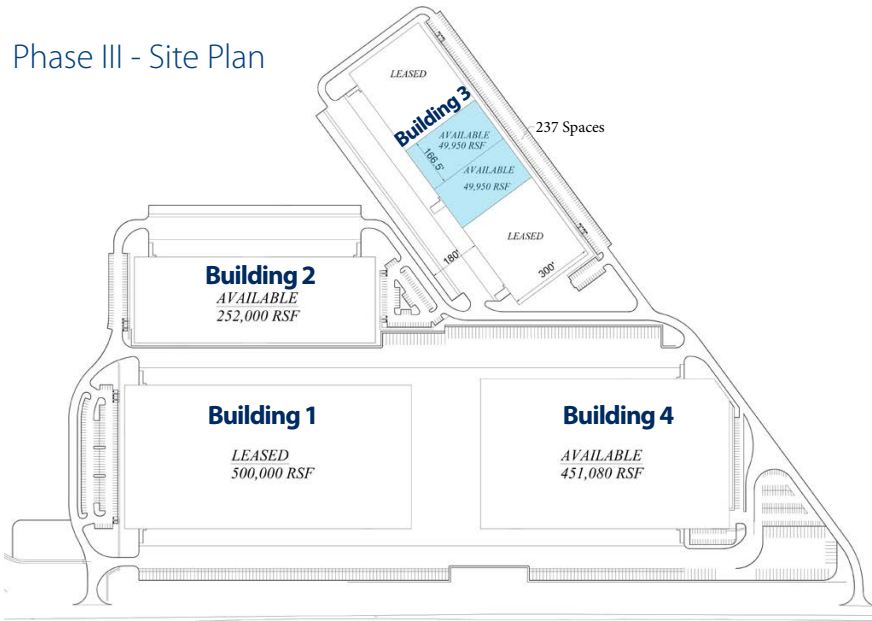
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DERITA ROAD

CONCORD, NC



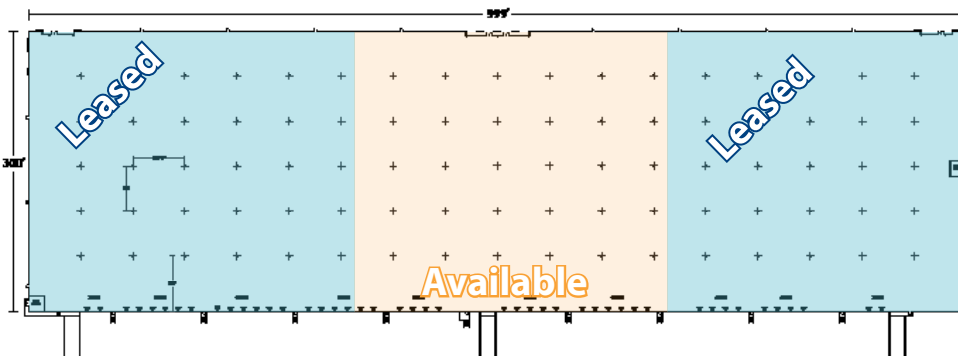
Phase III - Site Plan



Phase III - Building 3



Building 3 - Floor Plan



1020 | Derita Road
Concord, NC

Building Specifications

Total sf: 300,000

Available sf: 100,000

Bldg Dimensions: 300'x999'

Office sf: BTS

Clear Height: 32'

Column Spacing: 55'6"x48'

Staging Bay: 60'

Auto Parking: 237

Trailer Parking: 76

Fire Protection: ESFR

Zoning: LI

Lighting: T-5

Truck Court
Depth: 180'

Dock High Doors: 45

Drive-in Doors: 3

1020

Derita Road

Concord, NC

Concord Airport Business Park Summary

Phase III :

Building 1-**LEASED**

Address: 1000 Derita Rd

Total SF: 500,000 sf

Building 2

Address: 1040 Derita Rd

Total SF: 252,000 sf

Status: Proposed

Building 3

Address: 1020 Derita Rd

Total SF: 300,000 sf

Status: Under Construction

Vacancy: 33%

Building 4

Address: 980 Derita Rd

Total SF: 451,074 sf

Status: Proposed

Overview

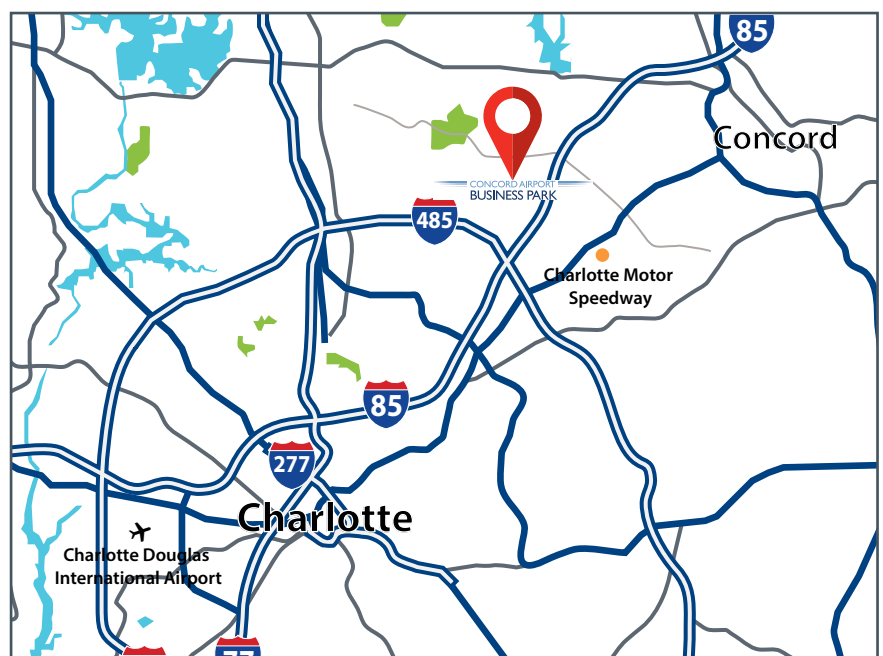
The Concord Airport Business Park is a 2.2 million square-foot, three phased industrial park, located in Concord, North Carolina.

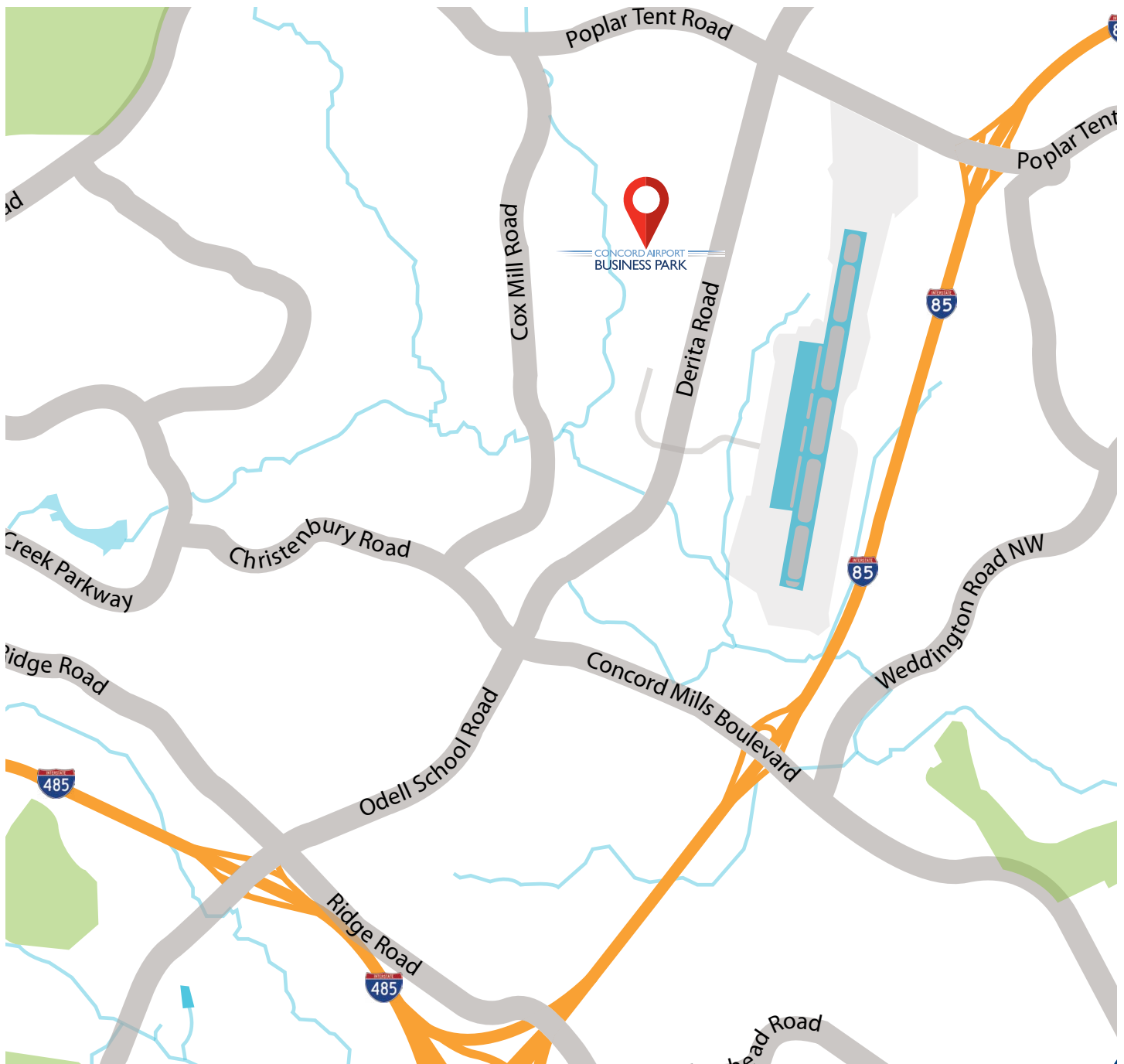
Location

With three close interchanges, the park has superb access to I-85 and I-485 leading to the park's connectivity to all major metropolitans, ports and airports throughout the Southeast.

Park Tenant Roster

JJ Haines	500,000 sf	Celgard	100,000 sf
Amazon.com	225,000 sf	iTek Graphics	63,000 sf
ETS Express	152,000 sf	NKBC	56,000 sf
Lennox	125,000 sf	FlyRight	28,000 sf
Classic Graphics	100,000 sf	Roush Fenway	18,000 sf





1020 Derita Road CONCORD, NC 28027

LOCATION

CABP – Phase III is ideally located for your industrial business. With three (3) points of ingress/egress to the interstate, companies can optimize their truck routing. Additionally, Cabarrus County and the City of Concord offer industrial companies competitive economic incentives, low property taxes and low utility costs.



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