

BASE BUILDING SPECIFICATIONS
300,000 sq. ft.

DESCRIPTION:	Modern, Class "A" speculative building with 32' clear ceilings. Consisting of 300,000 square feet, the rear load 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.
ADDRESS:	1020 Derita Road Concord, NC 28027
COUNTY:	Cabarrus County
SQUARE FOOTAGE:	± 300,000
OFFICE AREA:	To suit the tenant's requirement.
ACREAGE:	± 20.05 gross acres
YEAR BUILT:	2017
DIMENSIONS:	Width: 300' Length: 999'
AUTO PARKING SPACES:	237
TRAILER PARKING:	76
CEILING HEIGHTS	32'
COLUMN SPACING:	55' 6" x 48' with 60' loading bays
WALLS:	8", 4,000-PSI, Non-insulated concrete panels.
FLOORS:	6", 4,000 PSI unreinforced Slab on grade with a minimum of four (4) inches ABC stone base. Lapidolith concrete hardener sealer and dust proofer shall be placed on the entire slab on grade. 10 mil vapor barrier has been included in slab throughout slab on grade.

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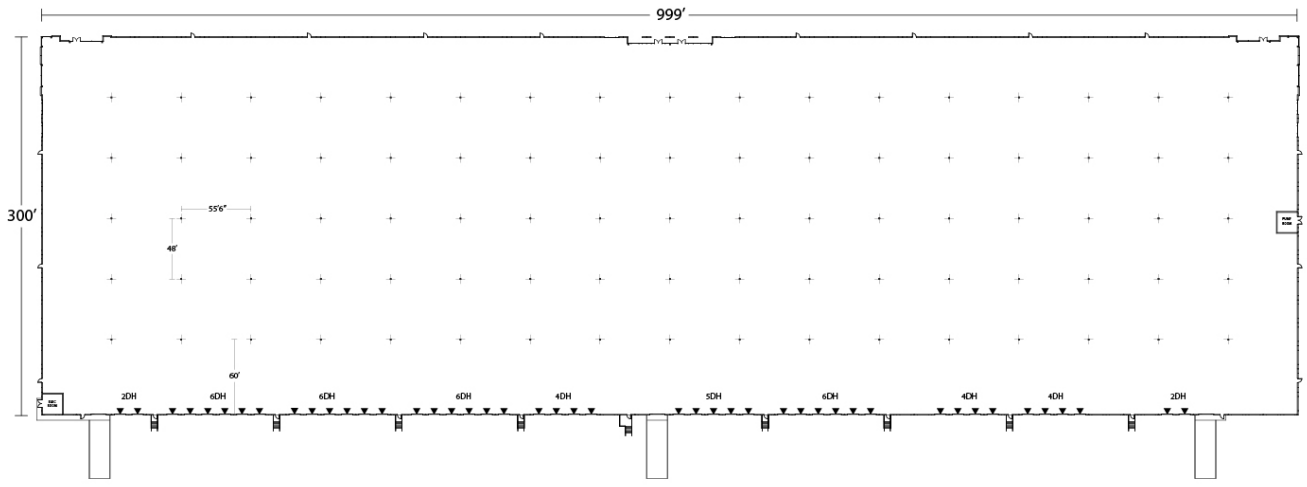
ROOF TYPE:	A mechanically attached 0.045 white reinforced TPO membrane, and 0.045 TPO standard wall flashing with one (1) layer of 1.75" and One (1) layer of 2.4" (R-23.8) poly-iso roof insulation. Manufacturer's fifteen-year labor and material warranty included.
TRUCK DOCK LOADING FACILITIES:	Forty five (45) 9'-0" x 10'-0" insulated (R-Value -6.6), 24 gauge roll formed steel sections (nominal) doors. Each door shall have pairs of Z-Guard Door Protectors and Dock Bumpers
DOCK CONFIGURATION:	Rear Load
DOCK FINISHES:	To suit the tenant's requirement.
DRIVE IN DOORS:	Three (3) 12'-0" x 14'-0" insulated, 24-gauge roll formed steel sections (nominal) doors with three (3) concrete ramps.
TRUCK COURT:	180' total depth; 60' concrete apron and 70' heavy duty asphalt; 50' trailer parking area.
FIRE PROTECTION:	100% via an ESFR system with K-16.8 sprinkler heads.
POWER:	The City of Concord is the electrical power supplier. The building shall have (2) – 600 Amp Services.
LIGHTING:	Sixteen (16) –T5HO 6-lamp Fixtures for vacant shell building lighting for vacant shell building lighting. Additional lighting per the tenant's specifications shall be provided to suit.

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HVAC:	<p>Eighteen (18) gas fired unit heaters with gas piping, flue piping and thermostats.</p> <p>Four (4) 5,625 CFM centrifugal exhaust fans with mechanical louvers roof mounted exhaust fans.</p> <p>Four (4) 9'-0" x 3'-0" intake louvers with motor operated dampers.</p> <p>One (1) electric heater in the electric room.</p> <p>One (1) fire damper in the electric room.</p> <p>Additional HVAC will be to suit the tenant requirements.</p>
WATER:	<p>City of Concord is the water supplier. The building is served by a 3" water line for domestic water.</p>
SEWER:	<p>City of Concord is the sewer provider. 8" Main Lines with 6" Extensions to 5'-0" Outside Building.</p>
FIRE LINE:	<p>The building is served by a 10" fire line around the building perimeter. 8" riser connections to the building at various points.</p>
NATURAL GAS:	<p>Piedmont Natural Gas is the gas provider for this building.</p>
NEAREST INTERSTATE:	<p>I-85 - 1 mile I-485 - 3.5 miles</p>
DISTANCE TO AIRPORT:	<p>Charlotte Douglas International Airport - 22 miles Concord Regional Airport (FBO) - 1 mile</p>

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Floor Plan



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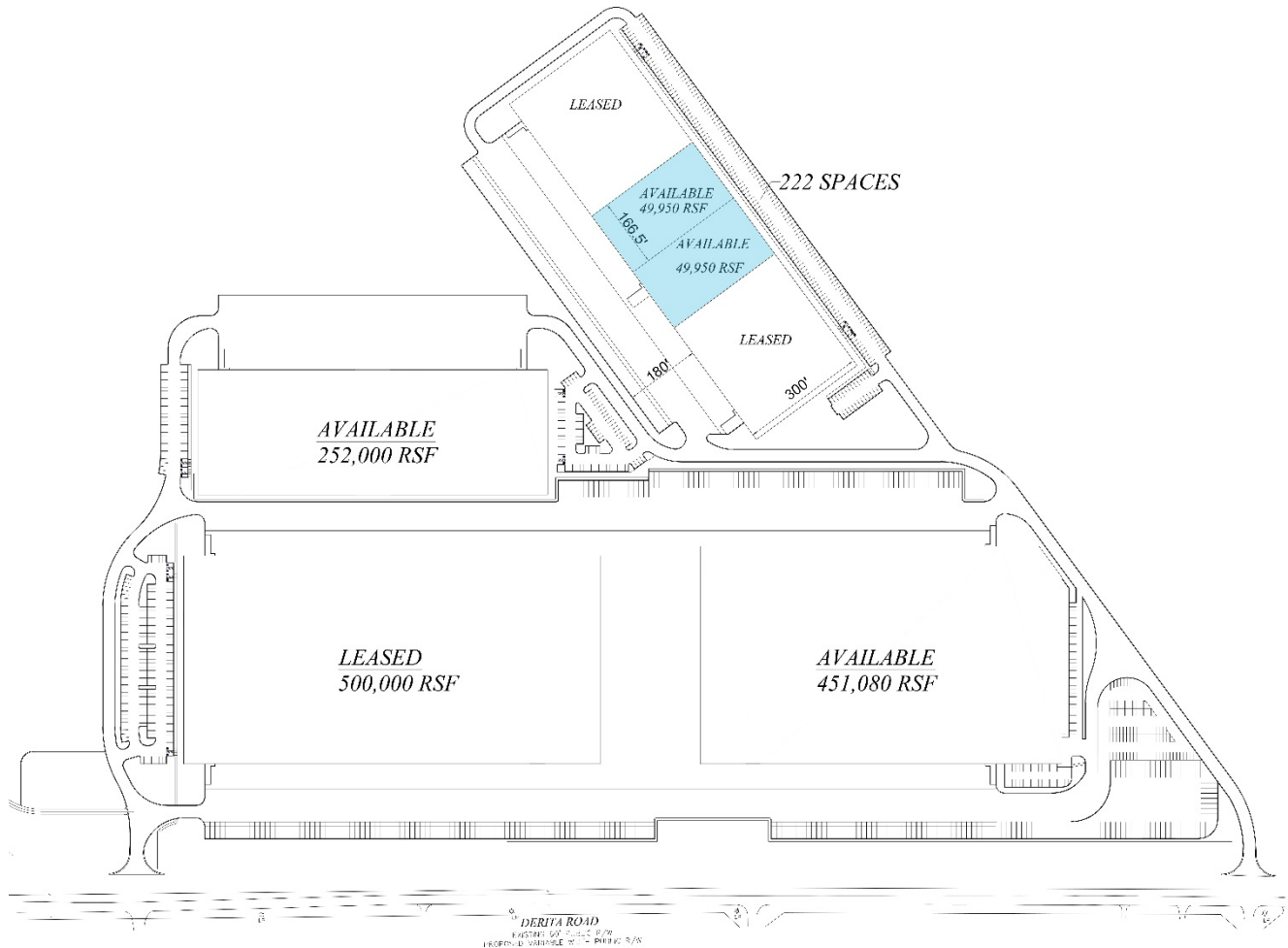
Site Plan



CONCORD AIRPORT BUSINESS PARK

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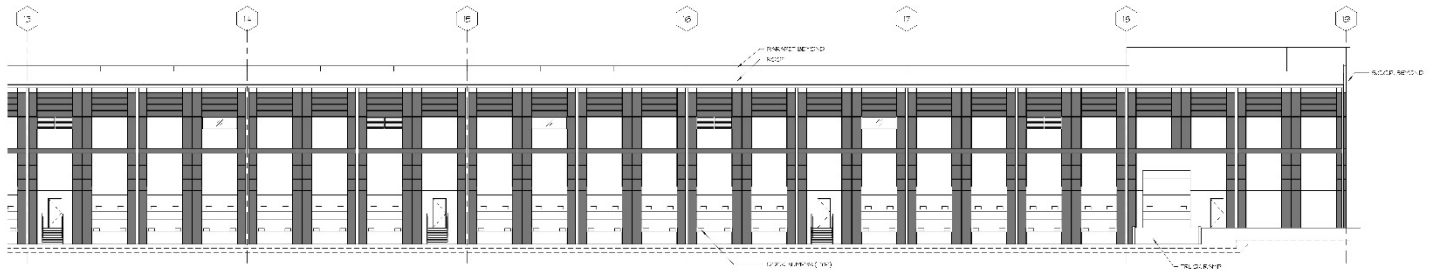
Park Plan



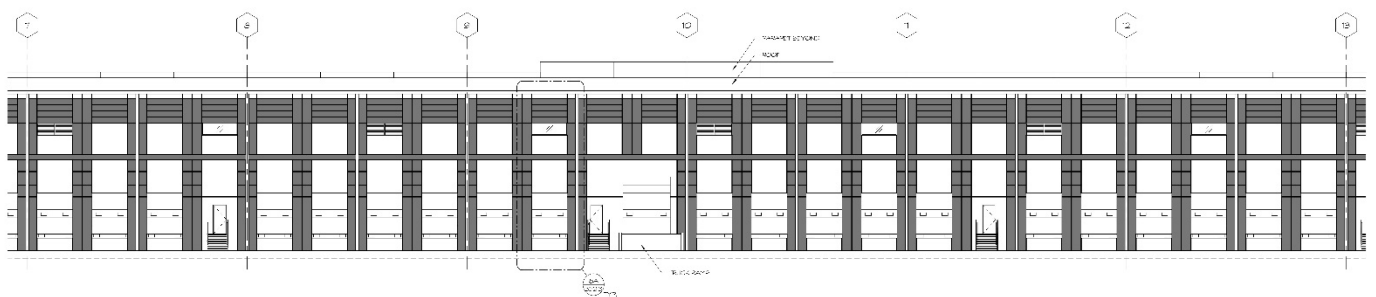
Elevations

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1C SOUTH ELEVATION
3/32" = 1/8"



1D SOUTH ELEVATION
3/32" = 1/8"

