

54.8 ACRES WITH \pm 15,352 SF INDUSTRIAL

**REDUCED PRICE*



54.8 Acres Zoned
Light Industrial

Full Access

20,000 CPD Hwy 49

FOR SALE
NOW AVAILABLE

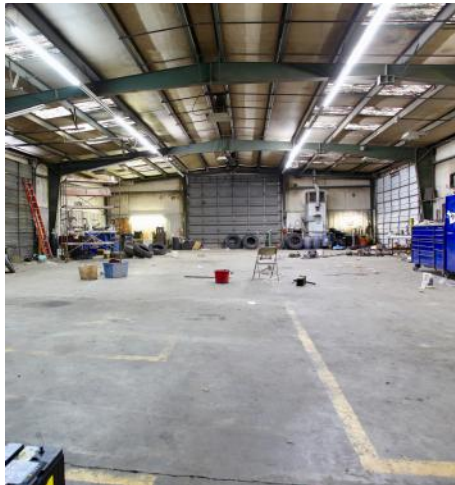
227 Hwy. 49 | Concord, NC 28025

Two industrial buildings sitting on +/-54.8 acres. The two free standing buildings consist of 11,852 SF & 3,500 SF and offer easy access to Hwy 49, Hwy 601, Harrisburg and downtown Concord.

The property features full unrestricted access with dedicated turn lane on Hwy 49. Property is within high growth area of Cabarrus county. The south portion of the site is partially graded and ready for future development.

- ✓ \$2,700,000 SALES PRICE
- ✓ 11,852 + 3,500 = 15,352 SF TOTAL
- ✓ WATER & SEWER ON SITE
- ✓ ZONED LIGHT INDUSTRIAL (LI)
- ✓ GATED & GRAVELED TRUCK PARKING
- ✓ 20,000 CPD TRAFFIC COUNTS

**All information needs to be independently verified.*



MARKET DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|---------------|----------------|----------------|
| <i>Population</i> | 1,326 | 35,101 | 84,931 |
| <i>Median HH Income</i> | \$75,856 | \$67,641 | \$64,768 |

*Source: ESRI Site to Do Business

Total SF: 15,668

Building #1: 12,168 SF -- 2,000 SF office and 10,168 SF warehouse

Building #2: 3,500 SF

Year Built: Building #1: 1979, Building #2: 1994

Total Acres: 54.8 Acres

Zoning: Cabarrus County, LI (Light Industrial)

Parking Spaces: Ample asphalt parking with large graveled truck parking.

Building #1:

Lighting: Fluorescent lighting in Office and warehouse.

Roofing: Corrugated metal roof

Exterior: Full metal exterior.

Clear Height (Under Joist): ±13.2' at eve to ±15.9' at gable peak

Deck Height: ±16' at eve to ±17.5' at gable peak

Column Span: Total clear span, no columns.

Drive in Doors: (4) Four drive in doors

Drive in Door Dimensions: (2) Two 14'W X 14'H, (1) one 20'W X 15.8'H, and (1) one 18'W X 14'H

Dock High Door: (1) One dock high door

Floors: Concrete slab in warehouse and office area.

Building #2:

Drive in Doors: (4) Four drive in doors

Drive in Door Dimensions: (4) Four 14'W X 14'H

Location:

±4 Miles from Hwy 29

±9 Miles from I-485

±8 Miles from I-85



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