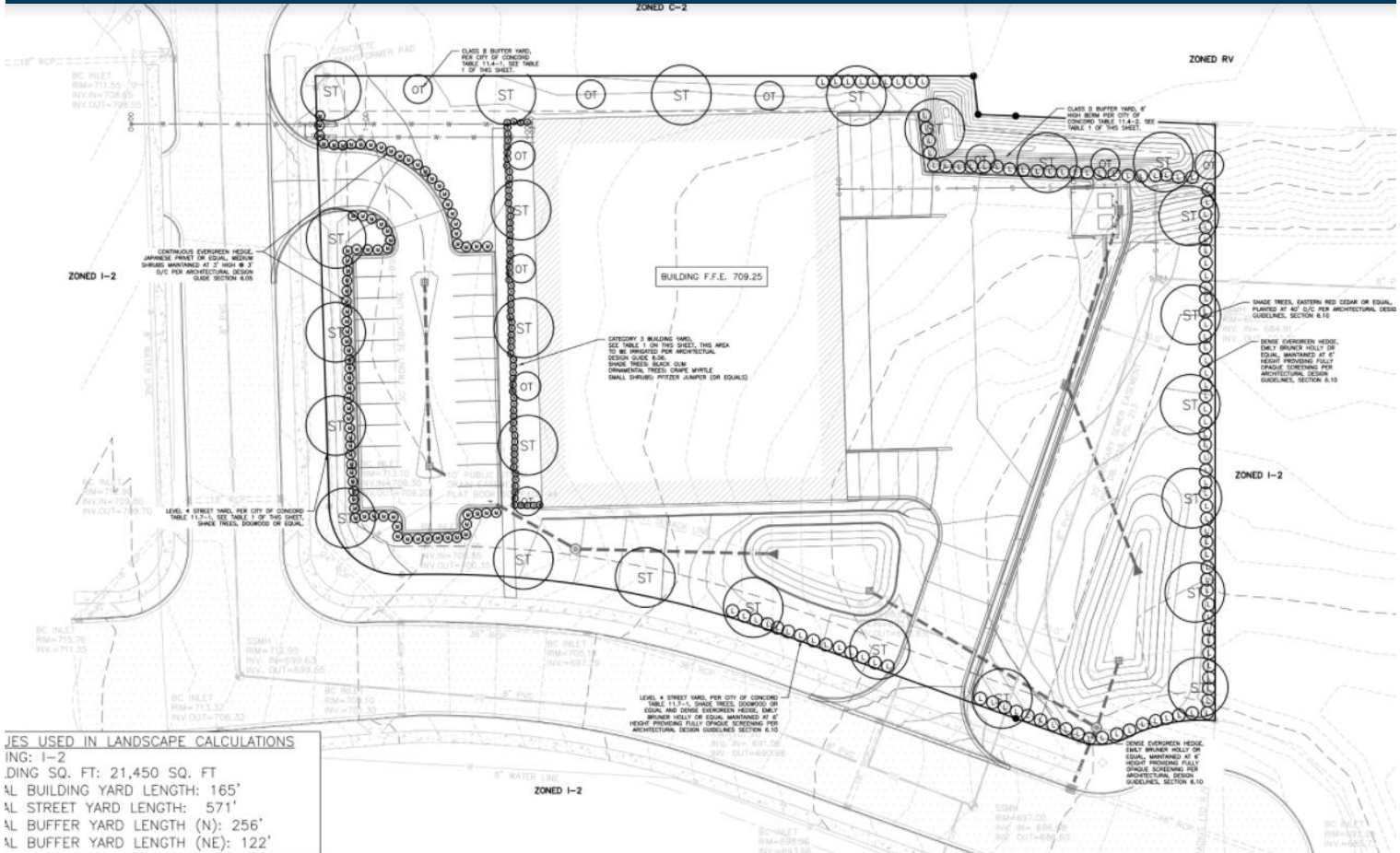


4525 FORTUNE AVE NW CONCORD NC 28027



TREES USED IN LANDSCAPE CALCULATIONS
 ZONE: I-2
 DING SQ. FT: 21,450 SQ. FT
 1/4 BUILDING YARD LENGTH: 165'
 1/4 STREET YARD LENGTH: 571'
 1/4 BUFFER YARD LENGTH (N): 256'
 1/4 BUFFER YARD LENGTH (NE): 122'

BUILD TO SUIT OPPORTUNITY **4525 FORTUNE AVE NW CONCORD NC 28027**
Parcel ID: Parcel:56017469130000

Build to Suit Opportunity located in International Business Park with immediate access to I-85, Hwy 73, and Poplar Tent Rd.

Vibrant business park that is home to many Fortune 500 companies (Fedex, Sysco Foods, General Motors, Celgard, and Owens Corning)

- FOR LEASE: \$10.50 - \$ 12.50 PER SF NNN
- 10,700 SF - 21,400 SF AVAILABLE
- ZONING: I - 1
- +/- 2.06 ACRES
- PROFESSIONALLY MAINTAINED BUSINESS PARK
- 11,000 EST. VPD ON INTERNATIONAL DR.
- 20 MINUTES FROM CHARLOTTE

4525 FORTUNE AVE NW CONCORD NC 28027





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