



8,350 SF OFFICE



SUBLEASE
NOW AVAILABLE

2139 Supply Court | Concord, NC 28027

8,350 SF of office available with easy access to I-85, I-485, and Hwy 29.

Property is in a prime location with close proximity to the Concord Regional Airport, Concord Mills Mall, and Charlotte Motor Speedway. Mostly open floor plan with breaks-room, private bathrooms, private offices, and a large training/seminar room.

- ✓ \$10.75 PER SF MODIFIED GROSS
- ✓ \$7,480/MONTH (*NO UTILITIES COST)
- ✓ SUBLEASE EXPIRATION 9/30/2027
- ✓ ZONED I-1 (LIGHT INDUSTRIAL)
- ✓ AMPLE PRIVATE PARKING

**All information needs to be independently verified.*

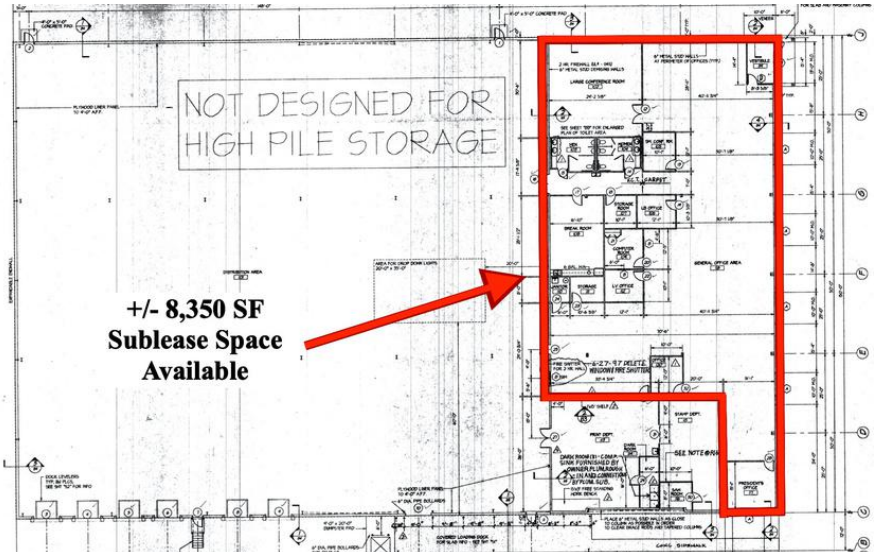
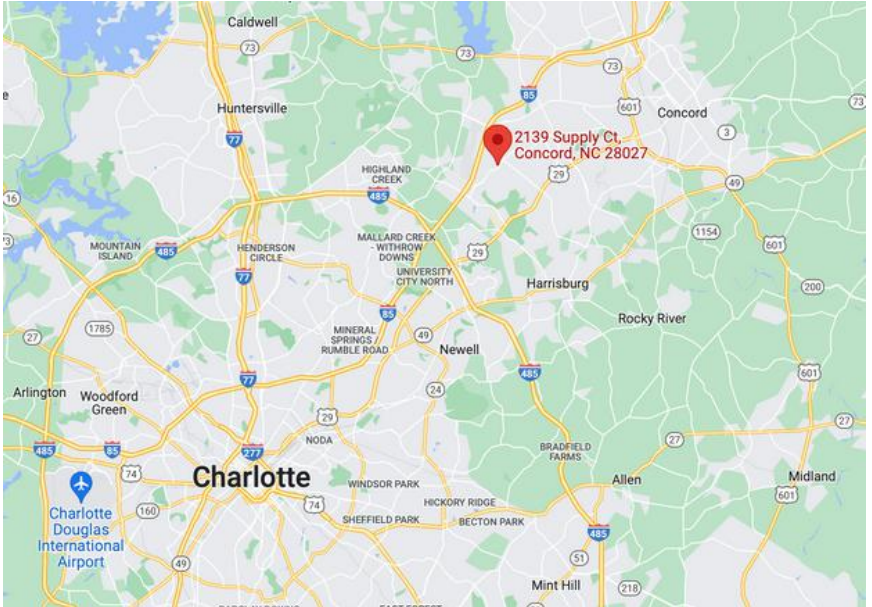


MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,051	30,929	114,855
Median HH Income	\$77,973	\$86,144	\$78,776
Pop. Growth ('19-'24)	3.5%	3.6%	3.8%

*Source: ESRI Site to Do Business

2139 Supply Court Map & Floor Plan



Total SF Available: 8,350

Year Built: 1997, Pre-engineered by Butler Manufacturing
by local GC G.L. Wilson

Zoning: City of Concord, I-1 (Light Industrial)

Parking Spaces: +/- 44 in private front lot

Power: 800 Amps / 3 Phase

Lighting: Fluorescent lighting

Roofing: Standing Seem Metal Roof (No exposed fasteners)

Sprinkler System: Wet Pipe

Exterior: Sealed brick facade and metal exterior

Floors: 4" concrete in office area

Internet: Spectrum, Coaxial Cable with 940 MBPS 35 UP

Water Heater: Electric or Gas

Gas Provider: Dominion

Electric Provider: City of Concord

Location:

±2 Miles from I-85 off Exit 49 or 52

±3 Miles from I-485

±4 Miles from Hwy 29



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