

4,000 SF FLEX SPACE



FOR LEASE
NOW AVAILABLE

4364 Triple Crown Drive, Suite 100
Concord, NC 28027

This versatile flex space features a fully conditioned office space, two restrooms, and a heated clear span warehouse. The warehouse has a clear ceiling height of $\pm 19'4"$ at the center and $\pm 16'10"$ at the eave, features two automatic drive-in doors (side by side), and a 3-phase 220 Amp 240V electrical panel. This building is located in the Motorsports Industrial Park which offers easy access to I-85 and Hwy 49.

- ✓ RATE: \$15 SF / \$5,000 MONTH
- ✓ MODIFIED GROSS
- ✓ 4,000 SQ. FT. AVAILABLE
- ✓ CLEAR SPAN WAREHOUSE
- ✓ 2 DRIVE IN DOORS
- ✓ 3-PHASE POWER
- ✓ OFFICE AND RESTROOMS

**All information needs to be independently verified.*

WAREHOUSE PHOTOS



OFFICE PHOTOS



EXTERIOR PHOTOS



PROPERTY / BUILDING FEATURES

Total SF: 4,000 SF

Warehouse: 3,000 SF

Office: 1,000 SF

Year Built: 2015

Total Acres: 1.40 Acres

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

Parking: +/- 7 Paved Parking Spaces. +/- 8 Gravel Parking Spaces.

Power: One (1) 3-Phase 225 Amp 240V Electrical Panel.

Lighting: LED lighting in the office and warehouse.

Sprinkler System: None

Clear Height: (Under Joist): $\pm 19'4"$ Center / $\pm 16'10"$ Eave

Column Span: Clear span, no middle columns.

Drive-in Doors: (2) Two automatic drive-in doors

Drive in Door Dimensions: Side By Side 12'W X 14'H

Loading Dock: None

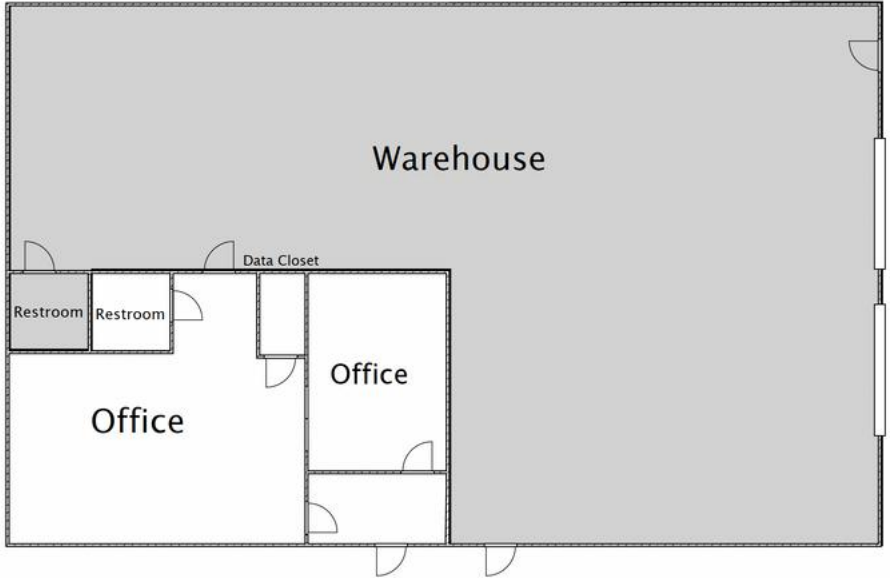
Dock High Door: None

Floors: Concrete slab in warehouse, carpet in office, and tile in restroom area.

HVAC: The office space has full HVAC and Heat. Warehouse has gas heat.



FLOOR PLAN AND CONTACT



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