

3,600 SF FLEX SPACE



FOR LEASE

AVAILABLE MARCH 01, 2024

4501 Raceway Drive, Suite 130

Concord, NC 28027

This versatile flex space features a fully conditioned office space, two restrooms, and a clear span warehouse. The warehouse has a clear ceiling height of $\pm 17'$ at the center and $\pm 16'$ at the eave, features one drive-in door, 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 / \$4,500 MONTH
- ✓ MODIFIED GROSS
- ✓ 3,600 SQ. FT. AVAILABLE
- ✓ CLEAR SPAN WAREHOUSE
- ✓ 1 DRIVE IN DOOR
- ✓ 3-PHASE POWER
- ✓ OFFICE AND RESTROOMS

**All information needs to be independently verified.*

WAREHOUSE PHOTOS



OFFICE PHOTOS



EXTERIOR PHOTOS



PROPERTY / BUILDING FEATURES

Total SF: 3,600 SF

Warehouse: 3,185 SF

Office: 415 SF

Year Built: 2000

Total Acres: 1.0 Acre

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

Parking: +/- 6 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): ±17' Center / ±16' Eave

Column Span: Clear span, no middle columns.

Drive-in Doors: (1) One drive-in door

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

Loading Dock: None

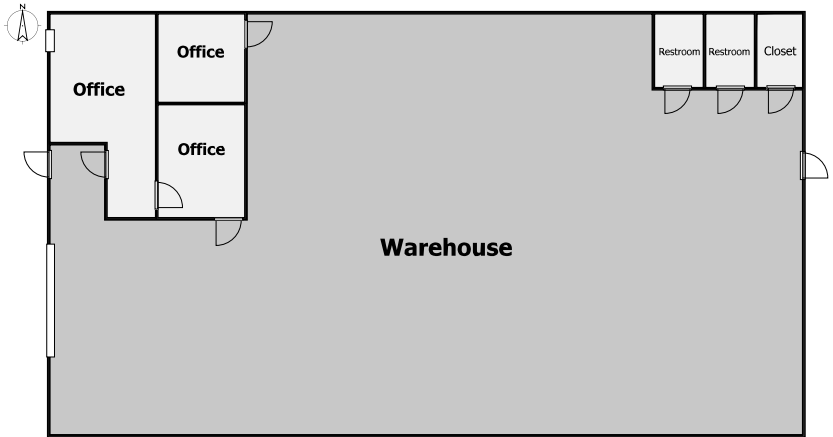
Dock High Door: None

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

HVAC: The office space has full HVAC and Heat.



FLOOR PLAN AND CONTACT



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Broker

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