

3,600 SF FLEX SPACE



FOR LEASE  
NOW AVAILABLE

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: \$13.33SF / \$4,000 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):  $\pm 17'$  Center /  $\pm 16'$  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

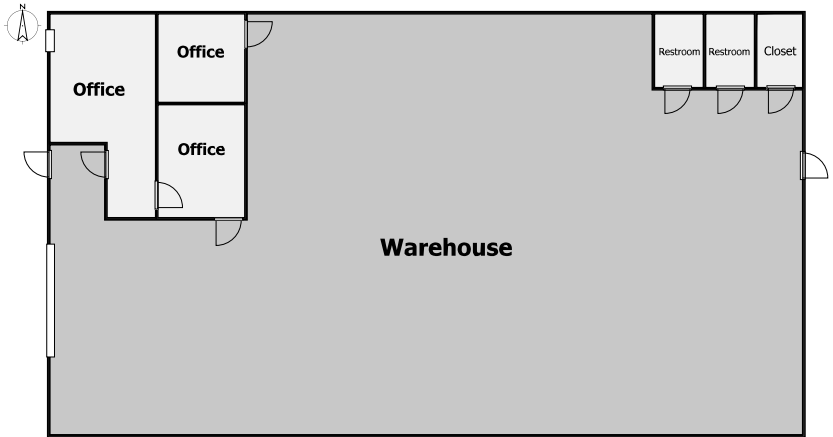
**Floors:** Concrete slab in warehouse, carpet in office, and tile in restroom area.

**HVAC:** The office space has full HVAC and Heat.



# FLOOR PLAN AND CONTACT

---



**Thomas Moore**

Broker

980.354.3738

ThomasM@newbranchre.com