



4,000 SF FLEX SPACE



FOR LEASE  
NOW AVAILABLE

4456 Raceway Drive  
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  $\pm 20'$  at the center and  $\pm 17'$  at the eave, features two dock high doors, 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: \$13.50/SF / \$4,500 MONTH
- ✓MODIFIED GROSS
- ✓4,000 SQ. FT. AVAILABLE
- ✓CLEAR SPAN WAREHOUSE
- ✓2 DOCK HIGH 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:** 2000

**Total Acres:** 1.81 Acre

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

**Parking:** +/- 6 Parking Spaces. (Front:2 / Back:4)

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

**Lighting:** Florescent lighting in the office and warehouse.

**Sprinkler System:** None

**Clear Height:** (Under Joist): ± 20' Center / ± 17' Eave

**Column Span:** Clear span, no middle columns.

**Drive-in Doors:** No

**Dock High Doors:** Two (2) Dock High Doors (side by side)

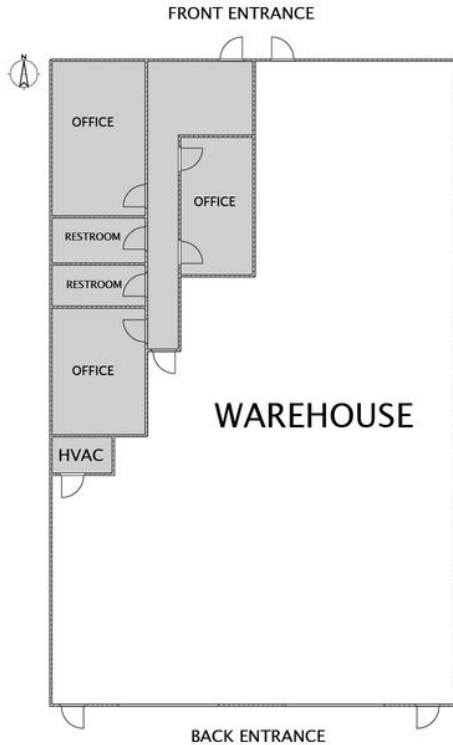
**Dock High Door Dimensions:** 12'W X 12'H

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

**HVAC:** The office space has full HVAC and Heat. Warehouse has Heating Units.



# FLOOR PLAN AND CONTACT



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Broker

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