

4338 MOTORSPORTS DR. SW CONCORD, NC 28027

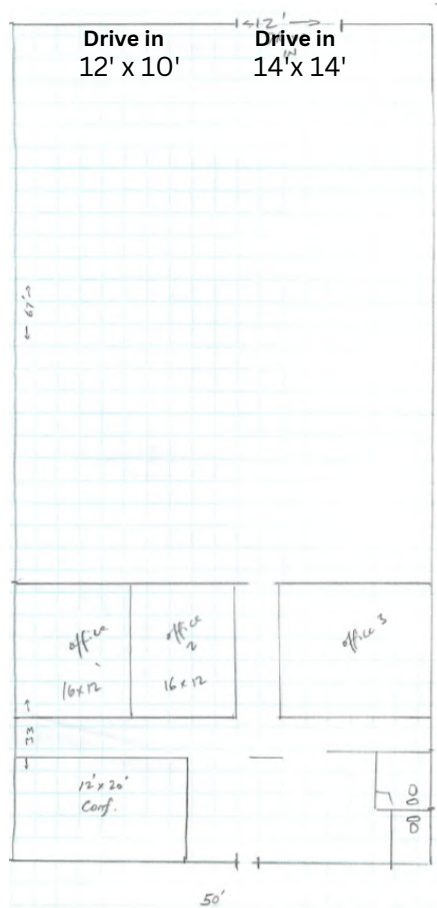


FOR LEASE:
5,000 SF

4338 Motorsports DR | Concord, NC 28027

Parcel ID: Parcel: 55186863350000

- For Lease: 5,000 SF of flex space (3,350 SF Warehouse/ 1,650 SF Office)
- \$15.00 per SF (Gross)
- Tenant responsible for utilities and monthly landscaping fee billed by landlord
- I-1 Zoning
- 2 drive in doors (12' x 10') and (14' x 14')
- 15.5' Clear Height on Right Side / 12.25' Clear Height at eve
- Well Maintained Multi Tenant building
- Located in Motorsports Industrial Park which offers easy access to I-85 and Hwy 49
- *Space currently occupied by tenant. Please don't disturb. Contact broker for further details*



FLOOR PLAN

*approximate and not drawn to scale

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