

**AVISON  
YOUNG**

Owned & Managed by:



CONCORD AIRPORT  
BUSINESS PARK

451,080 sf available



Partnership. Performance.

## INDUSTRIAL SPACE FOR LEASE

### Opportunity

This Class A 451,080 square-foot industrial building is available for lease. Building IV is located within Phase III of Concord Airport Business Park.

The park is less than 3 miles from I-85 and I-485, linking Charlotte to various areas across the country.

980

**DERITA ROAD**

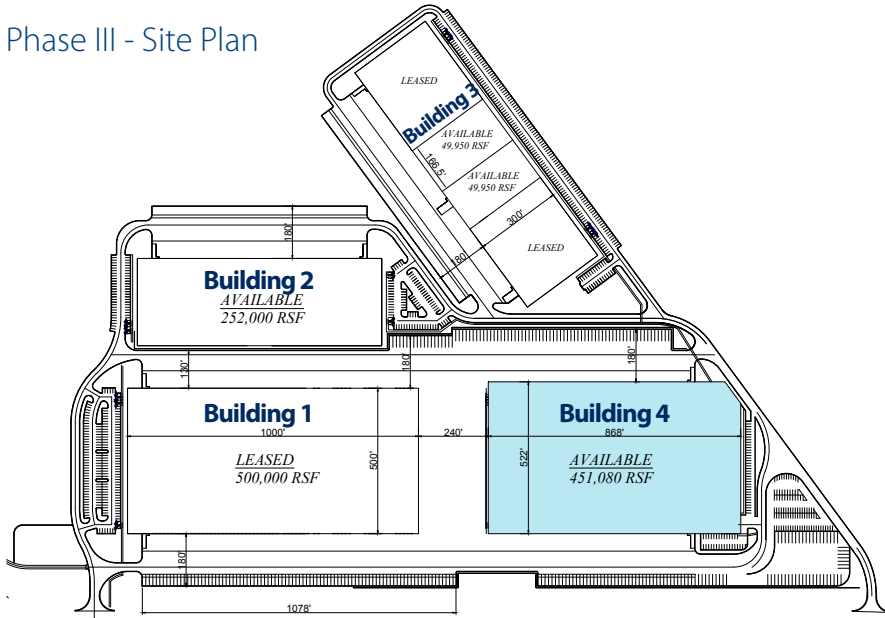
CONCORD, NC

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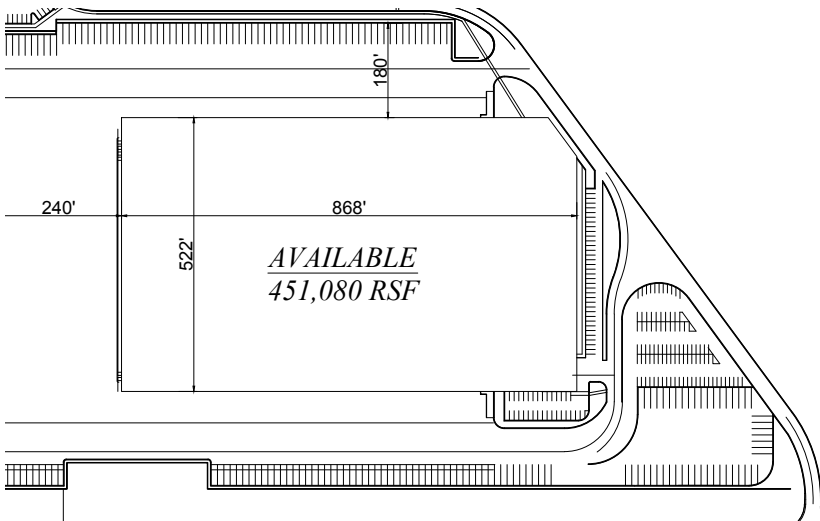
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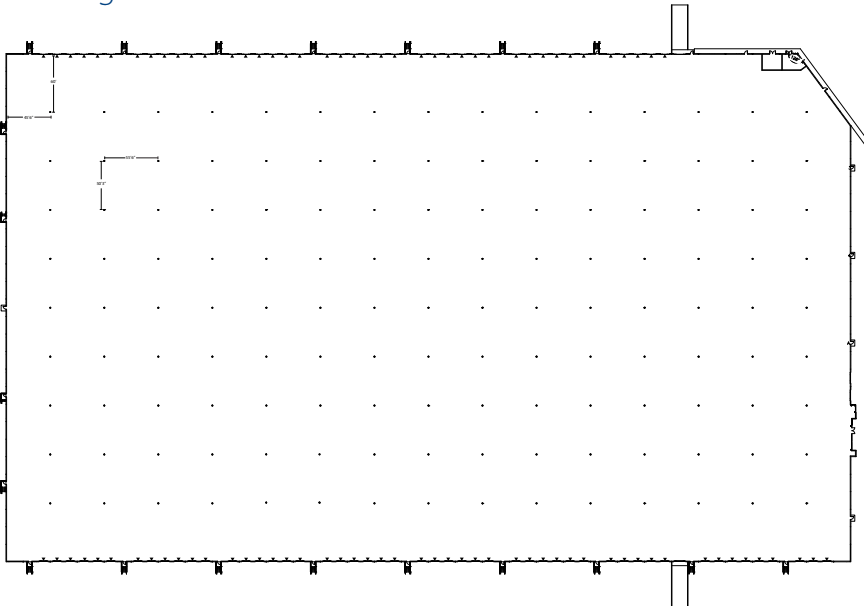
## Phase III - Site Plan



## Phase III - Building 4



## Building 4 - Floor Plan



980 | Derita Road  
Concord, NC

## Building Specifications

Total sf: 451,080

Available sf: 451,080

Bldg Dimensions: 868' x 522'

Office sf: BTS

Clear Height: 36'

Column Spacing: 50'3"x55'6"

Staging Bay: 60'

Auto Parking: 225

Trailer Parking: 146

Fire Protection: ESFR

Zoning: GI

Lighting: T-5

Truck Court  
Depth: 180'

Dock High Doors: 91

Drive-in Doors: 2

980

**Derita Road**  
 Concord, NC

## Concord Airport Business Park Summary

Phase III :

### Building 1-**LEASED**

Address: 1000 Derita Rd

Total SF: 500,000 sf

### Building 2

Address: 1040 Derita Rd

Total SF: 252,000 sf

Status: Proposed

### Building 3

Address: 1020 Derita Rd

Total SF: 300,000 sf

Status: Under Construction

Vacancy: 33%

### Building 4

Address: 980 Derita Rd

Total SF: 451,080 sf

Status: Proposed

## Overview

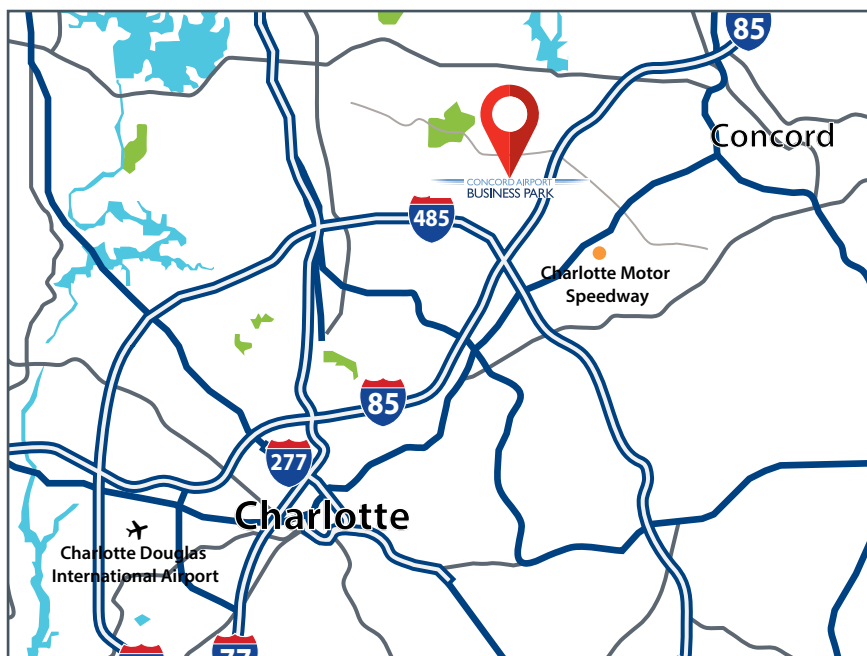
The Concord Airport Business Park is a 2.2 million square-foot, three phased industrial park, located in Concord, North Carolina.

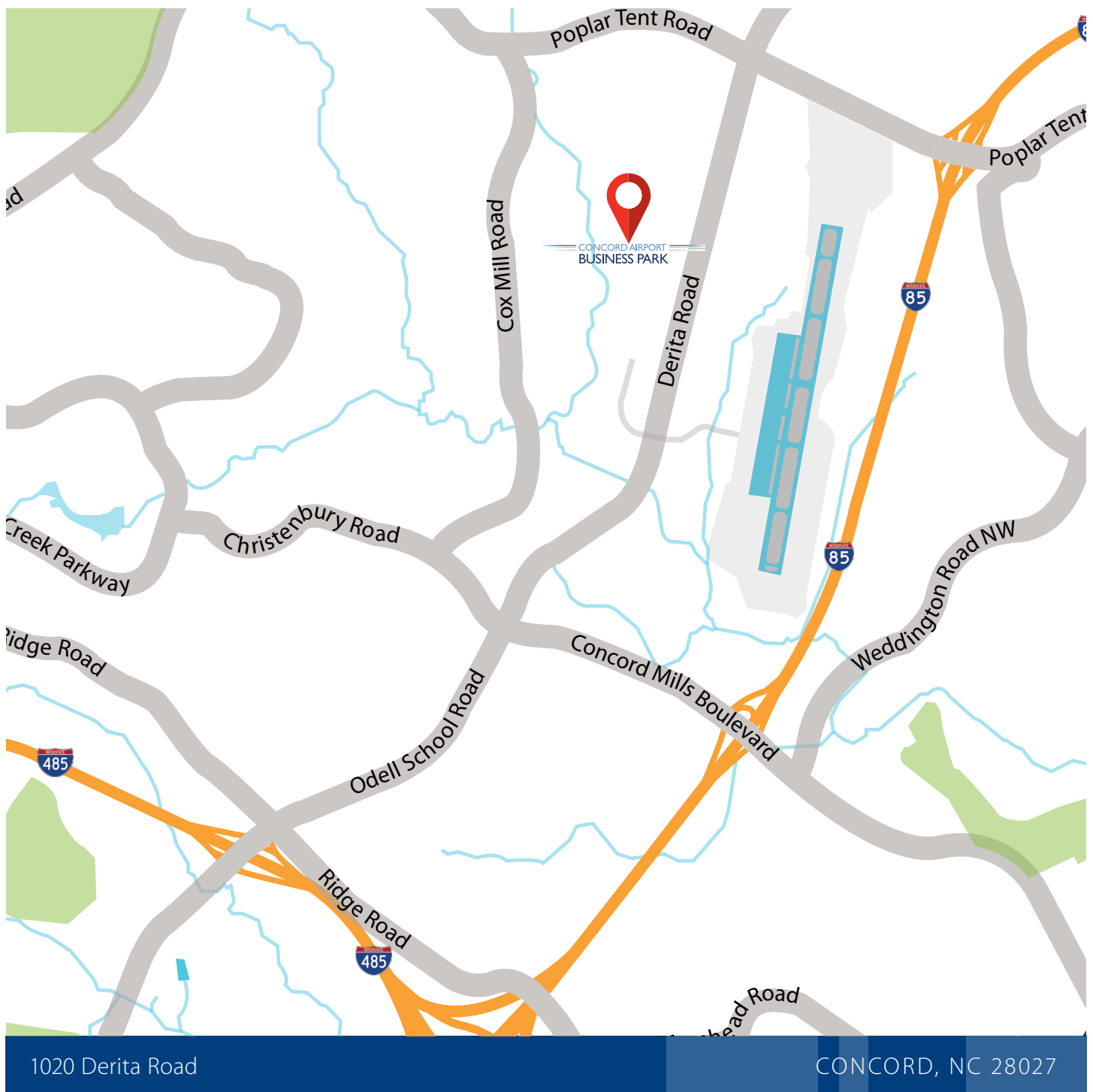
## Location

With three close interchanges, the park has superb access to I-85 and I-485 leading to the park's connectivity to all major metropolitans, ports and airports throughout the Southeast.

## Park Tenant Roster

JJ Haines	500,000 sf	Celgard	100,000 sf
Amazon.com	225,000 sf	iTek Graphics	63,000 sf
ETS Express	152,000 sf	NKBC	56,000 sf
Lennox	125,000 sf	FlyRight	28,000 sf
Classic Graphics	100,000 sf	Roush Fenway	18,000 sf





## LOCATION

CABP – Phase III is ideally located for your industrial business. With three (3) points of ingress/egress to the interstate, companies can optimize their truck routing. Additionally, Cabarrus County and the City of Concord offer industrial companies competitive economic incentives, low property taxes and low utility costs.

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