



FEATURES:

- Pre-graded pad for a ±203,553 SF building (Building B)
- Pre-lease / Build-to-suit
- ESFR sprinkler system
- 30' minimum clear height
- Immediate access to Derita Road and Poplar Tent Road
- Excellent location with convenient access:
 - I-85 (Poplar Tent Rd/Exit 52) ±0.9 mile
 - Concord Regional Airport ±1.5 miles
 - Concord Mills Mall (Exit 49) ±2.0 miles
 - I-485 (Mallard Creek/Derita Rd)(Exit 28) ±4.0 miles
 - Charlotte Douglas International Airport ±22.0 miles
- Recently completed infrastructure improvements on Poplar Tent Road, I-85 at Exit 52, and I-485 ensure long term value and viability of RiverOaks Corporate Center.



FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

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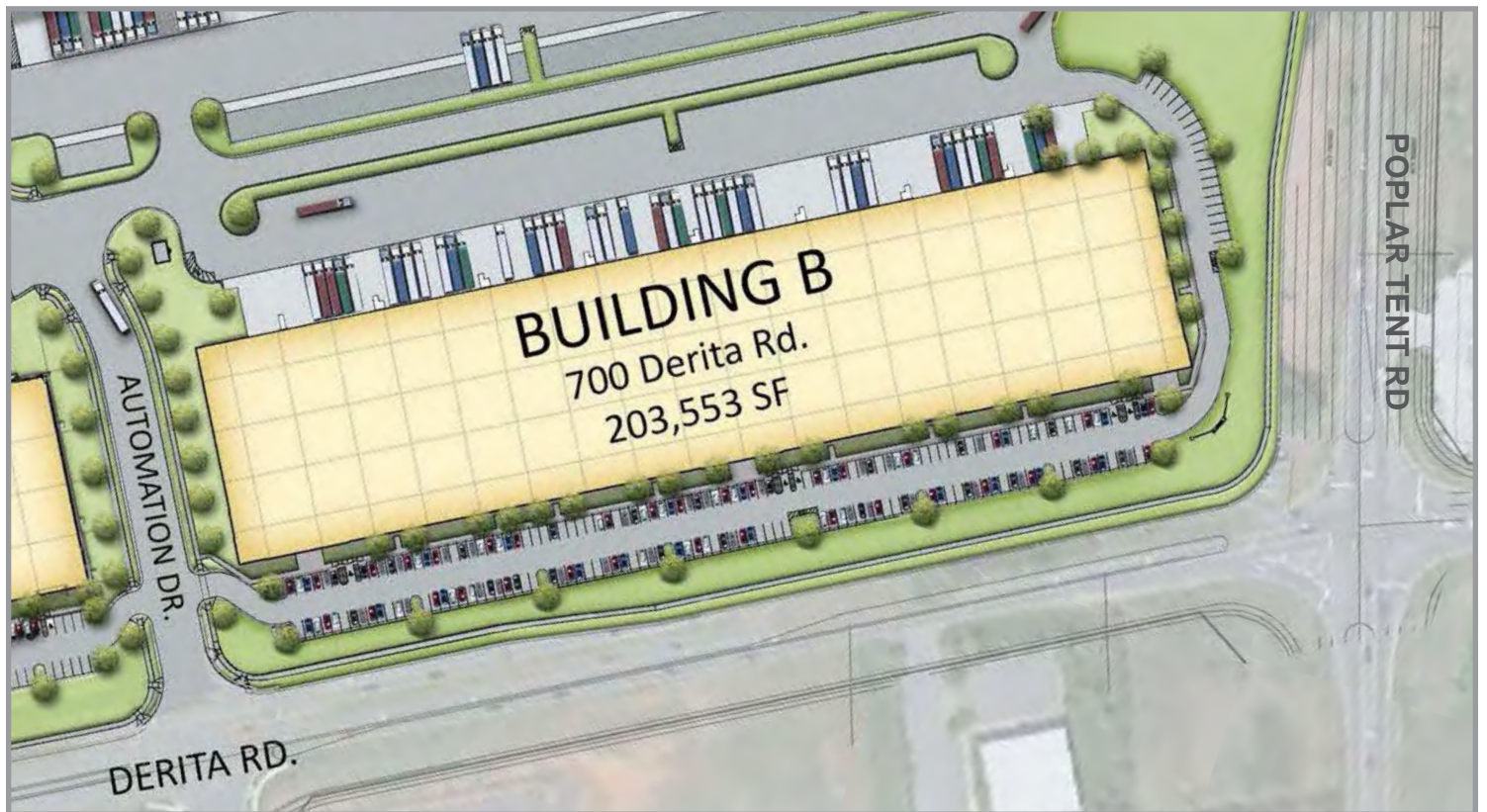
500 East Morehead Street | Suite 200 | Charlotte, NC 28202

www.beacondevelopment.com

BUILDING SPECS

LOCATION:	700 Derita Road Concord, NC 28027	COLUMN SPACING:	50' x 52'-6" with 60' deep speed bay
COUNTY:	Cabarrus	CONSTRUCTION:	
ACREAGE:	±19.19 acres	Walls:	Tilt concrete
AVAILABLE SF:	±203,553 SF	Floors:	6" concrete slab; 4,000 PSI
OFFICE SF:	Build-to-suit	Structure:	Class A joist/girder system
ZONING:	I-1 (Light Industrial)	Roof:	TPO membrane system
CLEAR HEIGHT:	30' minimum	ON-SITE UTILITIES:	
LOADING:	Rear load	Water:	3" main at building
LOADING DOORS:	Build-to-suit	Sewer:	6" main at building
TRUCK COURT:	130' concrete	Power:	City of Concord
CAR PARKING:	±225	Gas:	PSNC
FIRE PROTECTION:	ESFR		
LIGHTING:	Build-to-suit		

BUILDING PLAN



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BEACON
PARTNERS

LOCATION AERIAL



SITE AERIAL



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BEACON
PARTNERS

SITE PLAN

Building D is available for lease
Building C is 100% leased
Pads are graded for Buildings B, A and E



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