



## FEATURES:

- Permitted and ready to begin construction for a ±441,444 SF building (Building A)
- Pre-lease / Build-to-suit
- Cross dock building with build-to-suit clear height
- ESFR sprinkler system
- 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:

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## BUILDING SPECS

LOCATION:	8400 Automation Drive, NW Concord, NC 28027	COLUMN SPACING:	50' x 52'-6" with 60' deep speed bay
COUNTY:	Cabarrus	CONSTRUCTION:	
ACREAGE:	±40.29 acres	Walls:	Tilt concrete
AVAILABLE SF:	±100,000 SF to ±441,444 SF	Floors:	6" concrete slab; 4,000 PSI
OFFICE SF:	Build-to-suit	Structure:	Class A joist/girder system
ZONING:	Industrial	Roof:	TPO membrane system
CLEAR HEIGHT:	32' minimum	ON-SITE UTILITIES:	
LOADING:	Cross dock	Water:	3" main at building
LOADING DOORS:	Build-to-suit	Sewer:	6" main at building
TRUCK COURT:	175' concrete	Power:	City of Concord
TRAILER PARKING:	117 spaces	Gas:	PSNC
CAR PARKING:	168 spaces	LIGHTING:	Build-to-suit
FIRE PROTECTION:	ESFR		

## AERIAL



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## BUILDING PLAN



## AERIAL



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## 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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PARTNERS