



FEATURES:

- Pre-graded pad for a ±248,000 SF building (Building E)
- Pre-lease / Build-to-suit
- Side load building with 32' minimum 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:	8500 Automation Drive, NW Concord, NC 28027	COLUMN SPACING:	50' x 52'-6" with 60' deep speed bay
COUNTY:	Cabarrus	CONSTRUCTION:	
ACREAGE:	±22.66 acres	Walls:	Tilt concrete
AVAILABLE SF:	±248,000 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:	32'	ON-SITE UTILITIES:	
LOADING:	Side load	Water:	3" main at building
LOADING DOORS:	Build-to-suit	Sewer:	6" main at building
TRUCK COURT:	185'	Power:	City of Concord
TRAILER PARKING:	58	Gas:	PSNC
CAR PARKING:	75	LIGHTING:	Build-to-suit
FIRE PROTECTION:	ESFR		

LOCATION AERIAL



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BEACON
PARTNERS

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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