



### FEATURES:

- ±82.14 acres available for purchase within a ±125-acre master planned business park, with immediate access to Poplar Tent Road and Derita Road
- Three pre-graded pads for planned buildings ranging from ±196,500 SF to ±441,000 SF
- 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 (Exit 52), and I-485 ensure long term value



FOR MORE INFORMATION, CONTACT:  
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### AWARD-WINNING ENTRANCE SIGN



### AERIAL



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### SITE PLAN

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

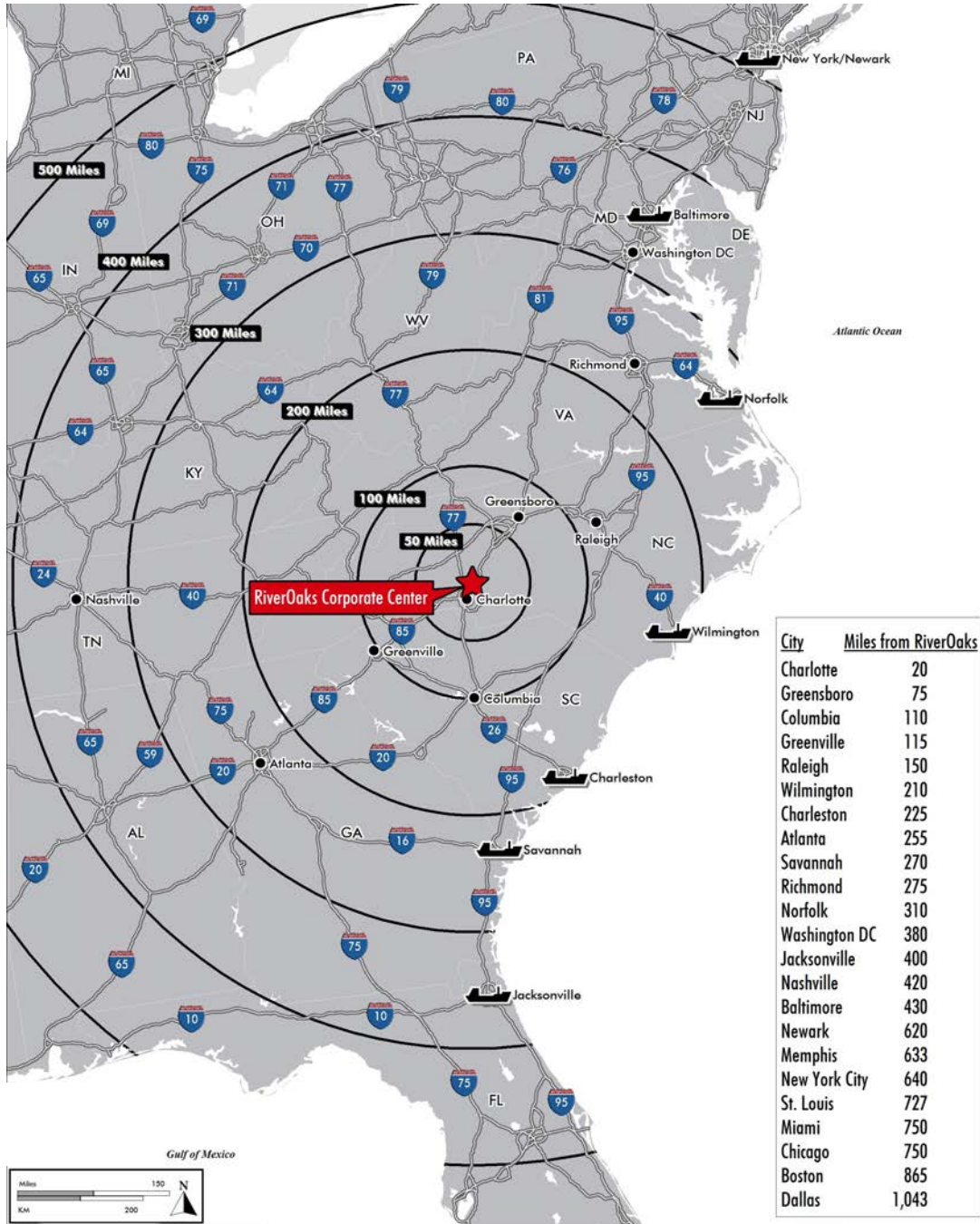


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### REGIONAL DRIVE TIME MAP



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