



FEATURES:

- Lease and pre-lease opportunities from ±30,000 SF to ±441,000 SF and up
- Graded pads for buildings ranging from ±196,500 SF to ±441,000 SF
- Immediate access to Poplar Tent Road and Derita 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 (Exit 52), and I-485 ensure long term value



FOR MORE INFORMATION, CONTACT:

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BUILDING SPECS

| | | | |
|------------------|---|--------------------|---|
| LOCATION: | Popler Tent Road and Derita Road Concord, NC 28027 | COLUMN SPACING: | 50' x 52'-6" with 60' deep speed bay typical |
| COUNTY: | Cabarrus | CONSTRUCTION: | |
| AVAILABLE SF: | ±30,000 to ±441,000 and up | Walls: | Tilt concrete |
| OFFICE SF: | Build-to-suit | Floors: | 6" concrete slab; 4,000 PSI |
| ZONING: | I-1 (Light Industrial) | Structure: | Class A joist/girder system |
| CLEAR HEIGHT: | 24' to 36' | Roof: | TPO membrane system |
| LOADING: | Build-to-suit | ON-SITE UTILITIES: | |
| LOADING DOORS: | Build-to-suit | Water: | 12" main at site boundary |
| TRAILER PARKING: | Build-to-suit | Sewer: | 8" main at site boundary |
| TRUCK COURT: | Build-to-suit | Power: | City of Concord |
| LIGHTING: | Build-to-suit | Gas: | PSNC |
| FIRE PROTECTION: | ESFR | TOTAL ACREAGE: | ±125 |

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



AWARD-WINNING ENTRANCE SIGN



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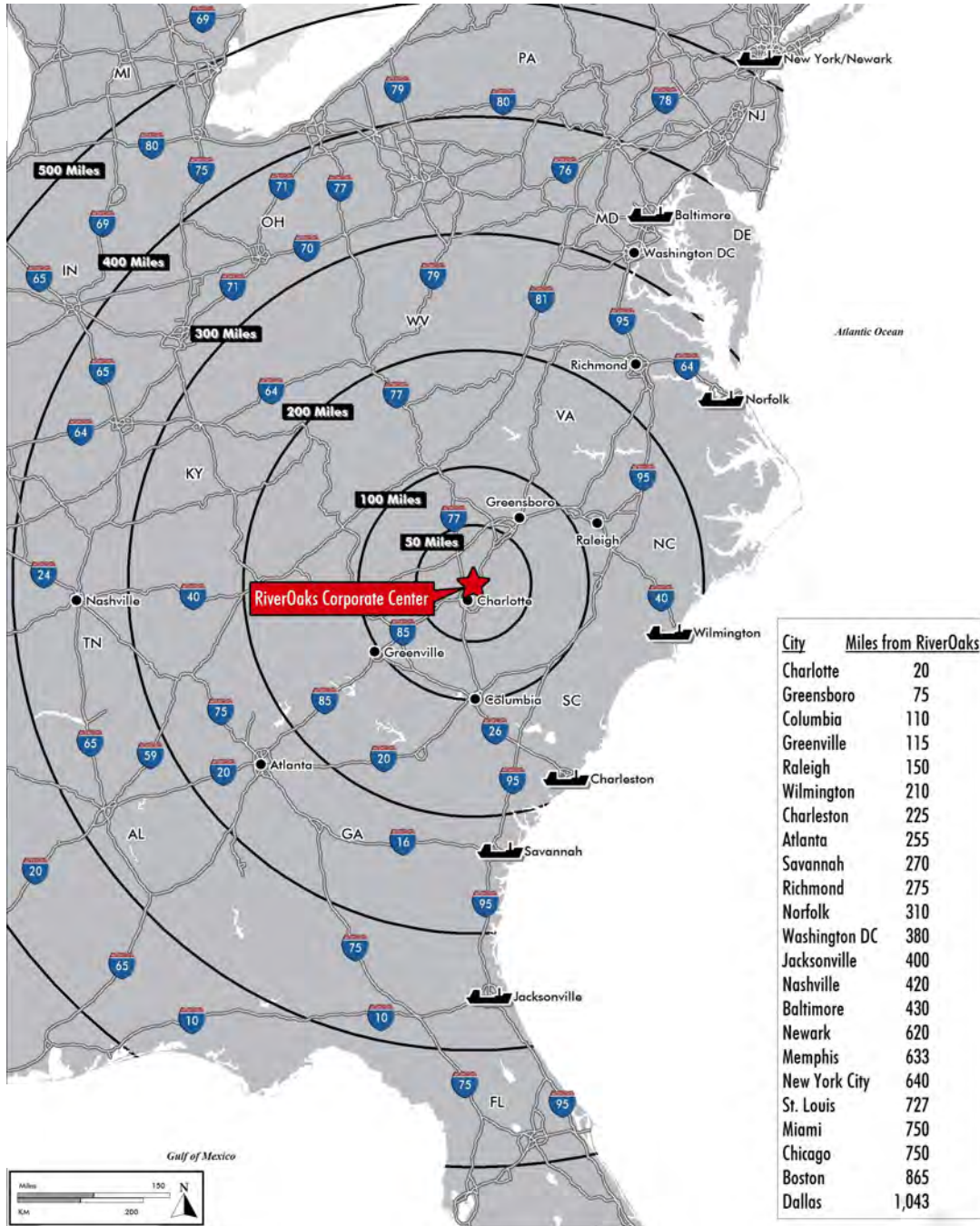
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REGIONAL DRIVE TIME MAP



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