

FOR LEASE | ±105,000-1,302,300 SF | KANNAPOLIS PKWY, KANNAPOLIS, NC

85 EXCHANGE



TRINITYCAPITAL



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85 EXCHANGE

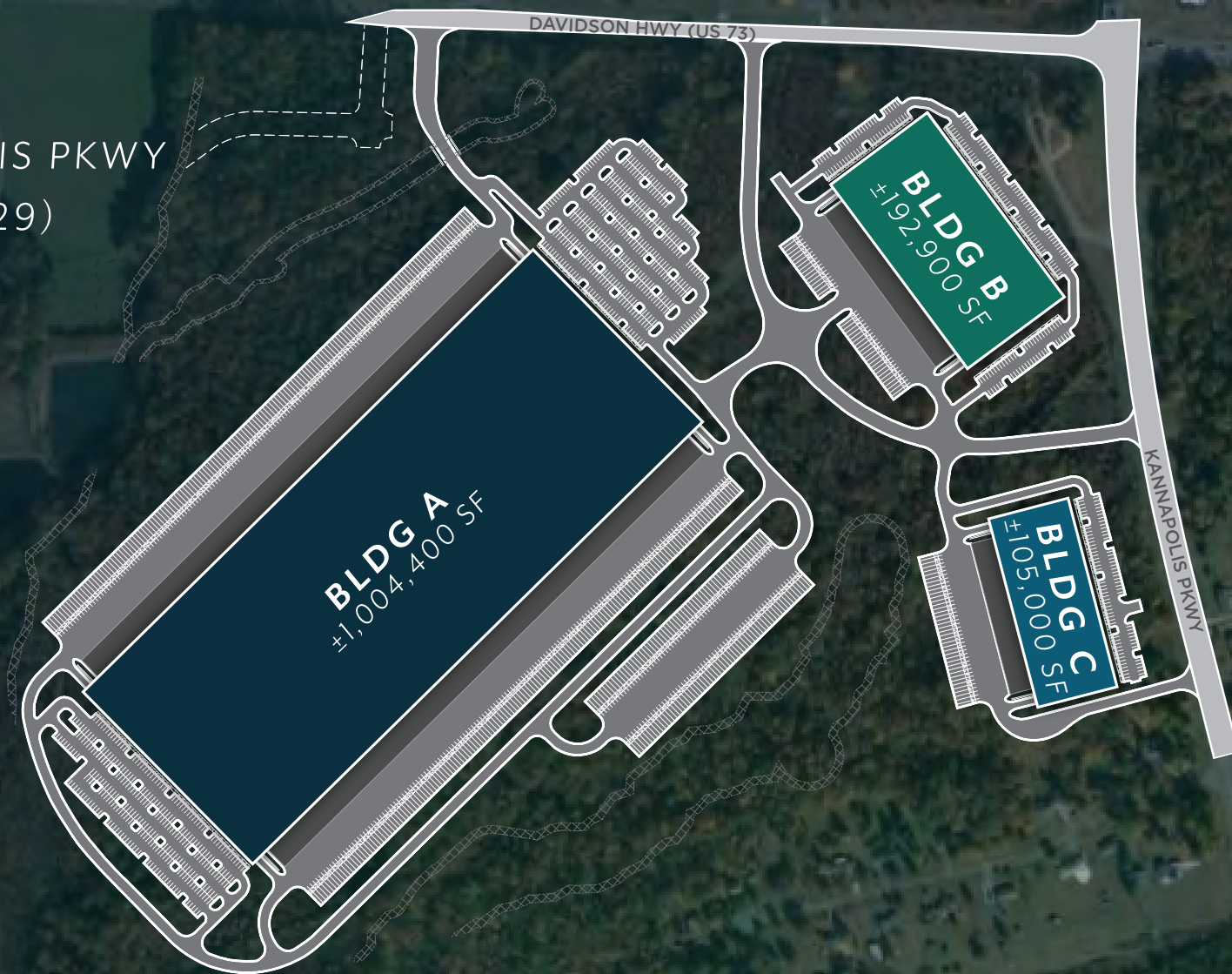
/// SITE PLAN

LOCATION

US 73 & KANNAPOLIS PKWY
(35.43559, -80.68229)

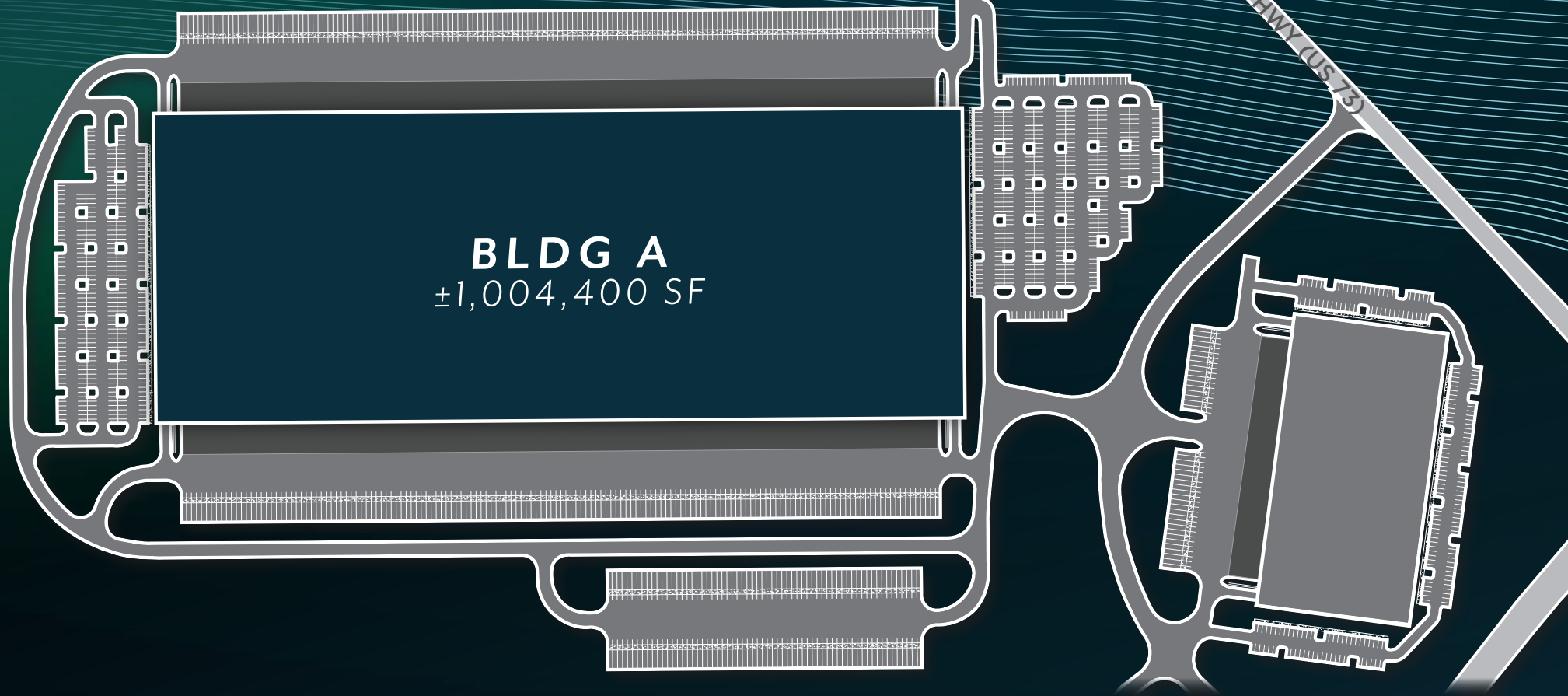
TOTAL PARK SIZE

±1,302,300 SF



85 EXCHANGE

/// BUILDING A



SPACE AVAILABLE
 $\pm 1,004,400$ SF



BLDG DIMENSIONS
620' X 1620'



LOADING
CROSS-DOCK



DRIVE-INS
4



CAR PARKING
730 SPACES



TRAILER PARKING
410 SPACES

85 EXCHANGE

/// BUILDING B



SPACE AVAILABLE
±182,900 SF



BLDG DIMENSIONS
590' X 310'



LOADING
REAR LOAD



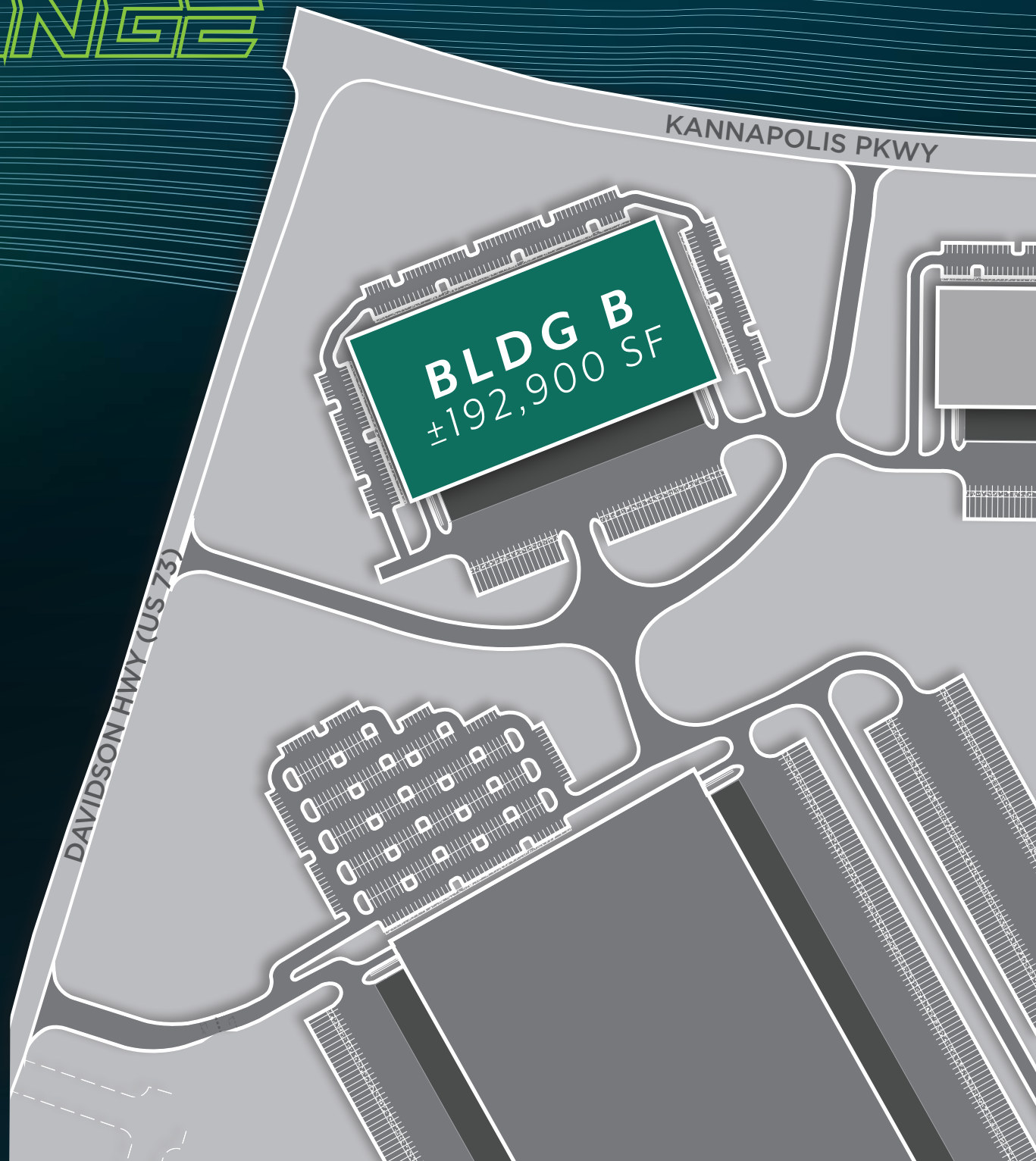
DRIVE-INS
2



CAR PARKING
198 SPACES



TRAILER PARKING
41 SPACES



85 **EXCHANGE**

/// BUILDING C



SPACE AVAILABLE
±105,000 SF



BLDG DIMENSIONS
500' X 210'



LOADING
REAR LOAD



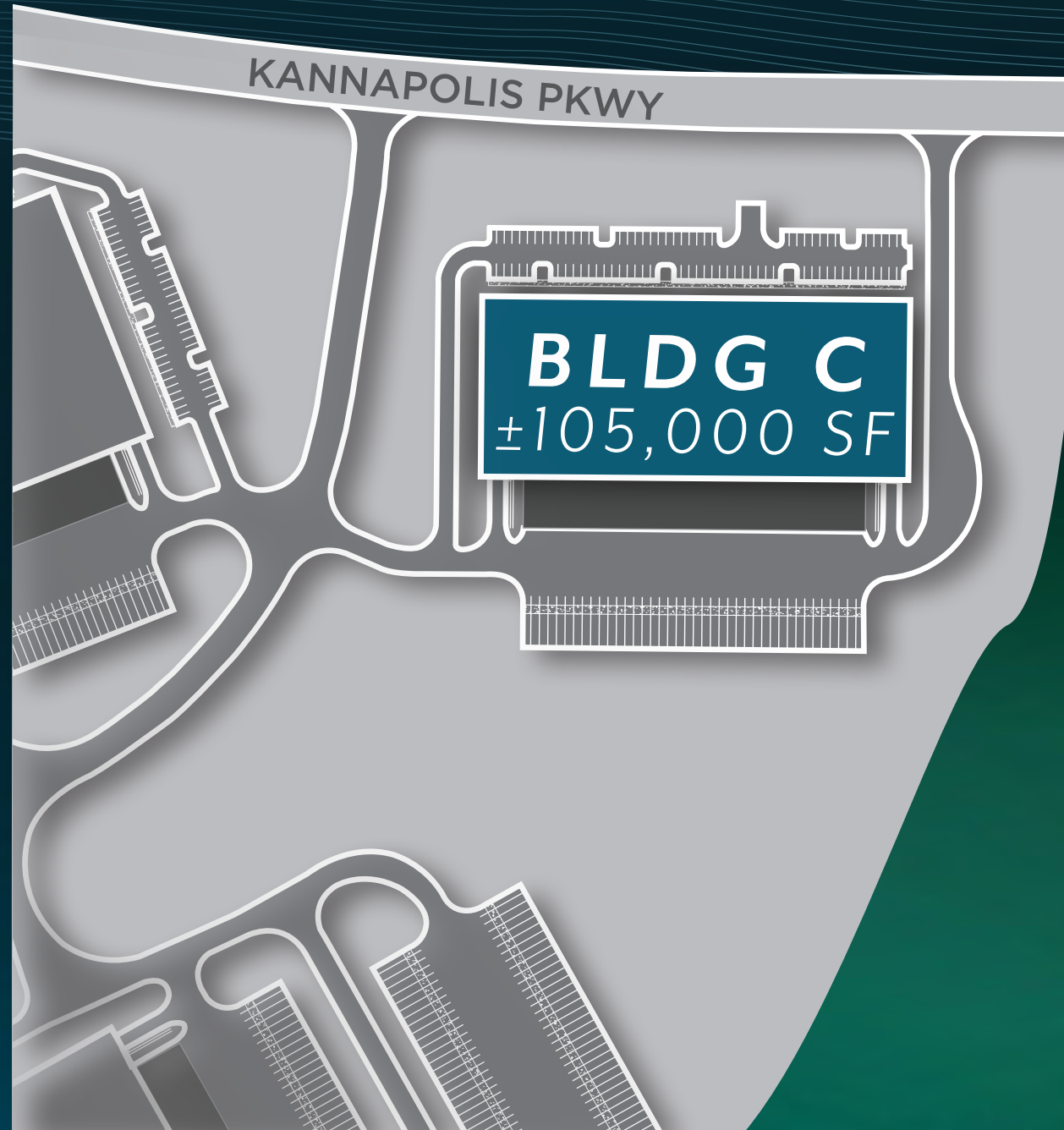
DRIVE-INS
2



CAR PARKING
90 SPACES



TRAILER PARKING
40 SPACES





///PIN DROP

DRIVE TIMES

KEY	MILE(S)	MINUTES
CONCORD AIRPORT 	5.9	11
UPTOWN CLT -	21.8	26
CLT AIRPORT 	30	25
 85	1.5	3
 77	10.8	16
 485	7.8	10

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2010 POPULATION	2,956	65,187	296,729
2022 POPULATION	4,636	87,555	378,961
2027 POPULATION	5,427	100,884	425,515
2010 HOUSEHOLDS	1,169	23,686	111,700
2022 HOUSEHOLDS	1,779	30,935	140,328
2027 HOUSEHOLDS	2,059	35,252	156,518
EMPLOYEES	6,856	47,363	130,639
BUSINESSES	601	4,412	12,986



///PIN DROP: NEIGHBORING TENANTS

 amazon

 BLACK+DECKER

 SHOE SHOW
MEGA

 FedEx

 NOVANT
LOGISTICS

 gm DEFENSE

 PreGel

 M I N K A
G R O U P

 Sysco

 OWENS
CORNING

 OILES

 Elite 

 PODS





///PIN DROP: REGIONAL

GREENSBORO

73.2 MILES / 1.10 HOURS

RALEIGH

148.0 MILES / 2.25 HOURS

CHARLESTON - PORT

228.0 MILES / 3.50 HOURS

ATLANTA

260.0 MILES / 4.40 HOURS

SAVANNAH - PORT

271.0 MILES / 4.50 HOURS



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