FOR LEASE BUILDING: ±31,500 - 115,646 SF | 6280 SHUMARD ST. CONCORD, NC



COMPLETED AND READY TO OCCUPY



Pad Work Commenced Pad Complete Walls Tilted Roof Work Underway

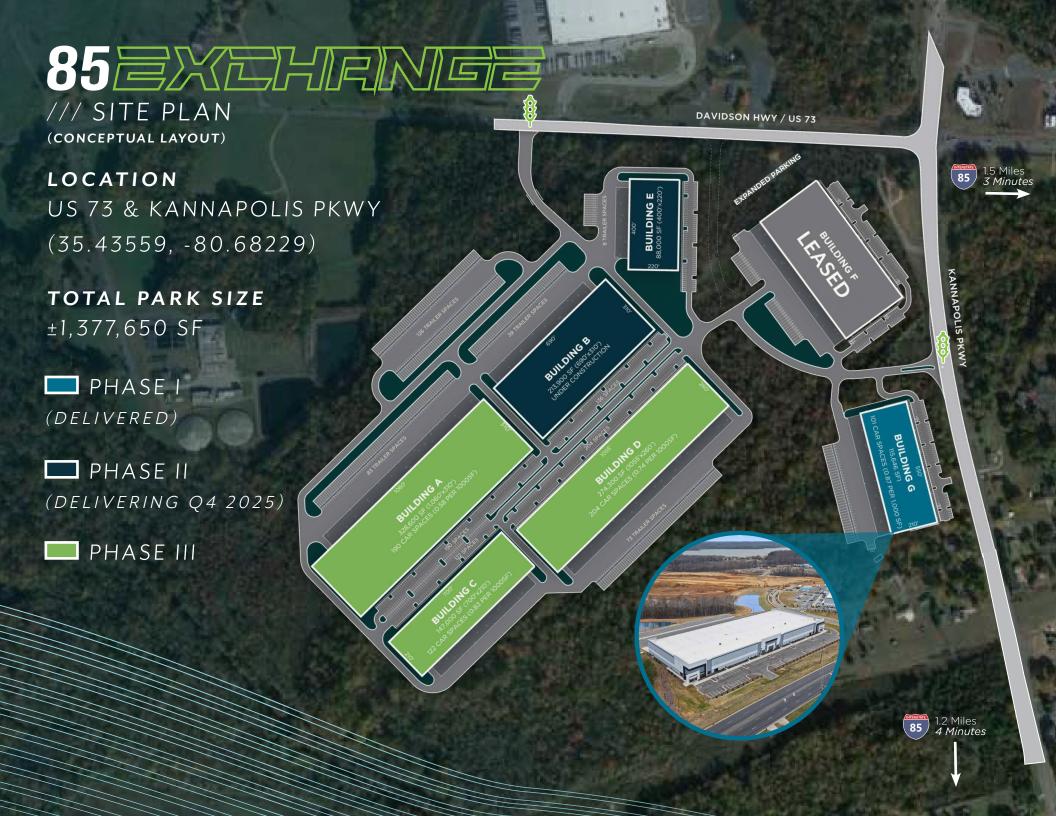
Roof Installed Paving Complete



85-EXCHANGE.COM







85 EXEMENTE

/// BUILDING G ±31,500 - 115,646 SF





SPACE AVAILABLE ±115,646 SF



BLDG DIMENSIONS 210' X 550'



LOADING REAR LOAD



DRIVE-INS 2 (14X16)



CAR PARKING 101 SPACES



TRAILER PARKING
37 SPACES



CLEAR HEIGHT 32'



DOCK DOORS 31 (9X10)



POWER 1600 AMPS





O ///PIN DROP: REGIONAL

GREENSBORO

73.2 MILES / 1.10 HOURS

RALEIGH

148.0 MILES / 2.25 HOURS

CHARLESTON - PORT

227.0 MILES / 3.56 HOURS

ATLANTA

260.0 MILES / 4.40 HOURS

SAVANNAH - PORT

270.0 MILES / 4.27 HOURS

NORFOLK - PORT

308.0 MILES / 5.03 HOURS





85-EXCHANGE.COM



MATT TREBLE +1 704 335 4430 matt.treble@cushwake.com FERMIN DEOCA +1 704 335 4436 fermin.deoca@cushwake.com DREW COHOLAN +1 704 620 6124 drew.coholan@cushwake.com

+1 704 620 6014 frances.crisler@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.