

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

# 85 EXCHANGE

COMPLETED AND READY TO OCCUPY



**85-EXCHANGE.COM**   
Click to Visit



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/// SITE PLAN  
(CONCEPTUAL LAYOUT)


## LOCATION

US 73 & KANNAPOLIS PKWY  
(35.43559, -80.68229)

## TOTAL PARK SIZE

±1,377,650 SF

 PHASE I  
(DELIVERED)

 PHASE II  
(DELIVERING Q2 2025)



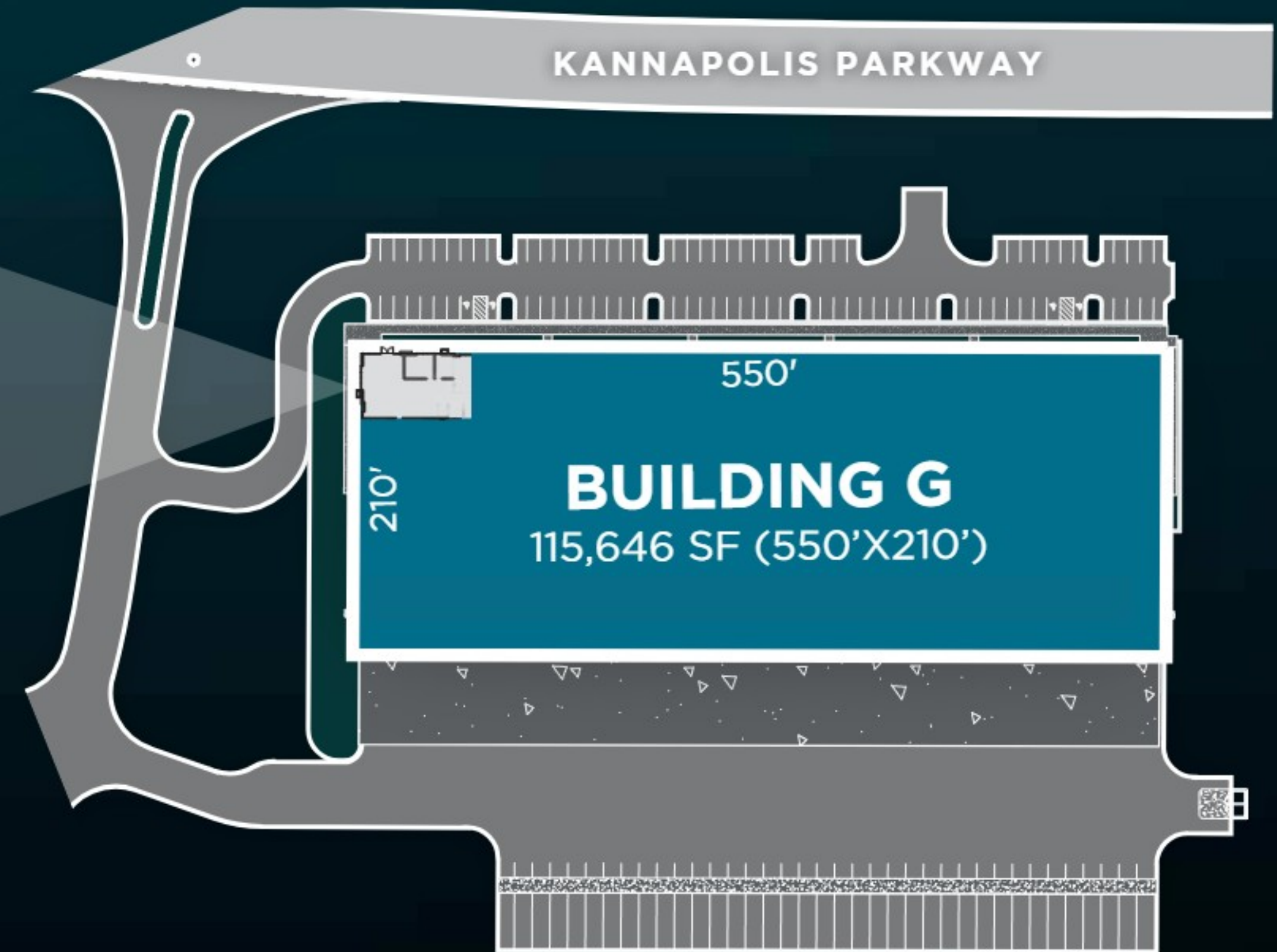
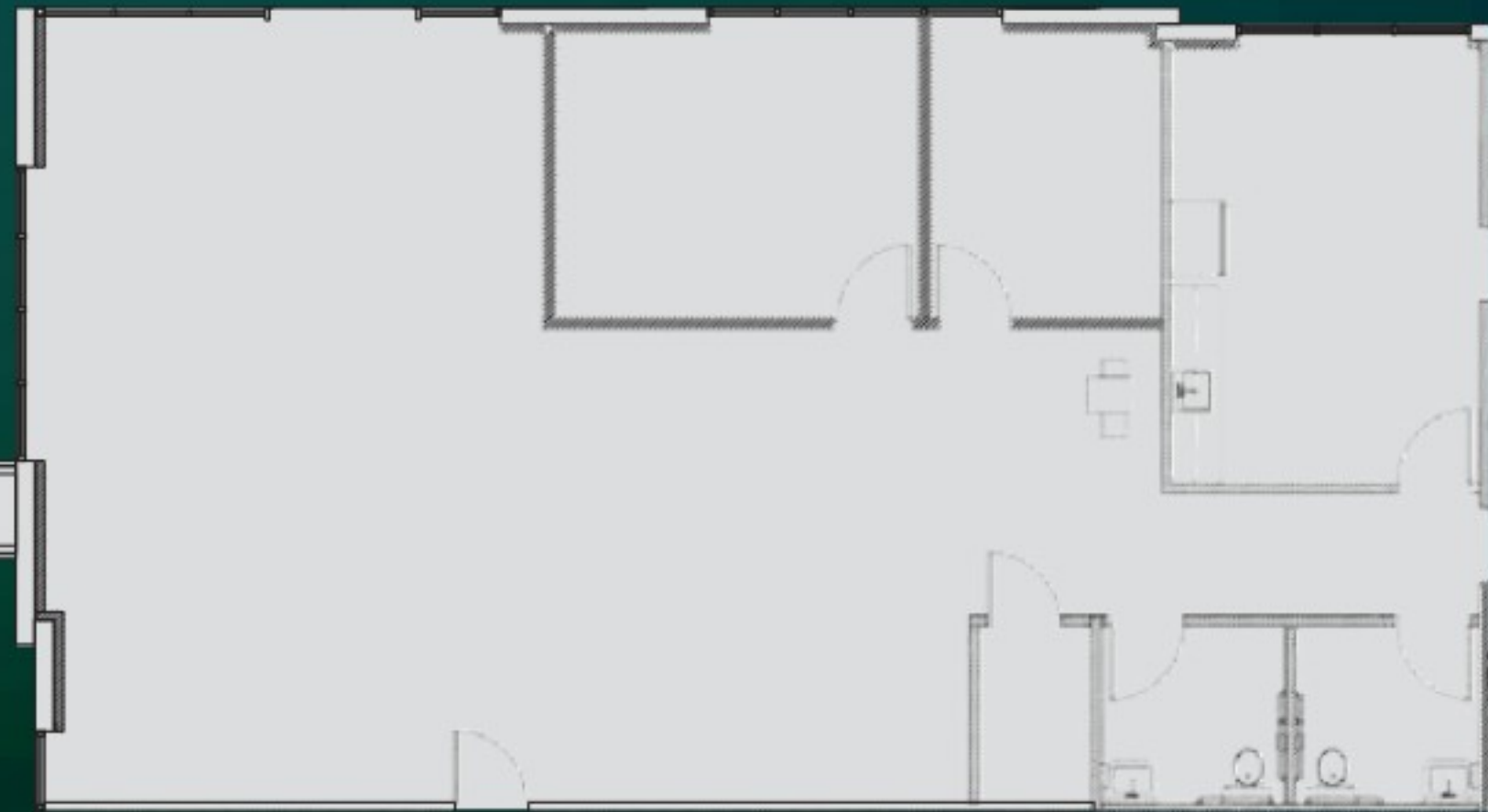
1.5 Miles  
3 Minutes



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/// BUILDING G ±31,500 – 115,646 SF

±2,107 SF SPEC OFFICE



**SPACE AVAILABLE**  
±115,646 SF



**BLDG DIMENSIONS**  
210' X 550'



**LOADING**  
REAR LOAD



**DRIVE-INS**  
2



**CAR PARKING**  
101 SPACES



**TRAILER PARKING**  
37 SPACES



**CLEAR HEIGHT**  
32'



**DOCK DOORS**  
31



**POWER**  
1600 AMPS



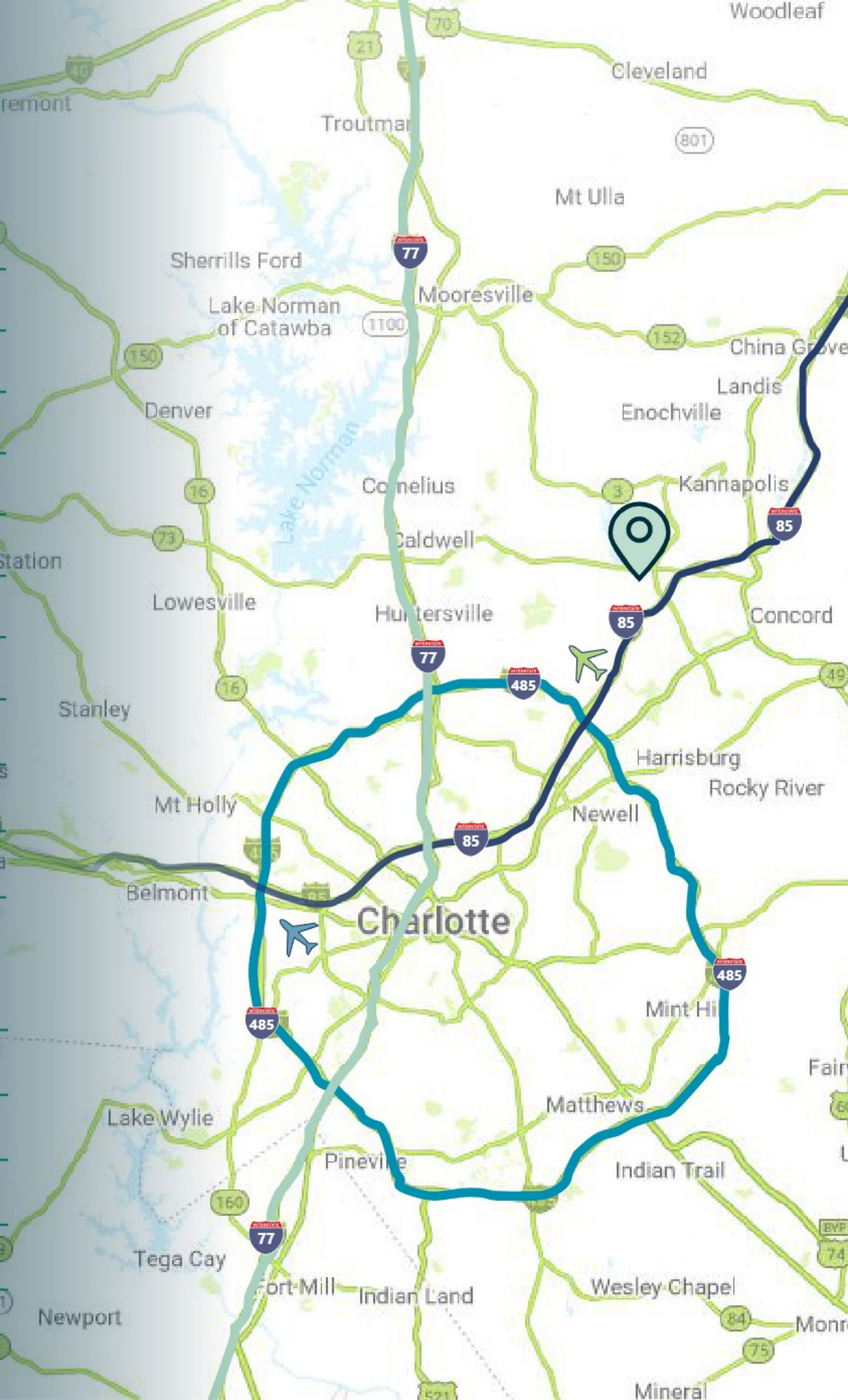


# ///PIN DROP

## DRIVE TIMES

## DEMOGRAPHICS

	KEY	MILE(S)	MINUTES
CONCORD AIRPORT		5.9	11
UPTOWN CLT		21.8	26
CLT AIRPORT		30	25
		1.5	3
		10.8	16
		7.8	10
CHARLESTON		227	3 HR 56 MIN
ATLANTA		260	4 HRS 40 MIN
SAVANNAH		270	4 HRS 27 MIN
NORFOLK		308	5 HRS 3 MIN
	2 MILES	5 MILES	10 MILES
POPULATION	4,636	87,555	378,961
HOUSEHOLDS	1,779	30,935	140,328
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

 PODS







## ///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







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