

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

85

# EXCHANGE

COMPLETED AND READY TO OCCUPY



[85-EXCHANGE.COM](https://www.85-exchange.com)   
Click to Visit



**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

**FRANCES CRISLER**  
+1 704 620 6014  
frances.crisler@cushwake.com

# 85 EXCHANGE

/// 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

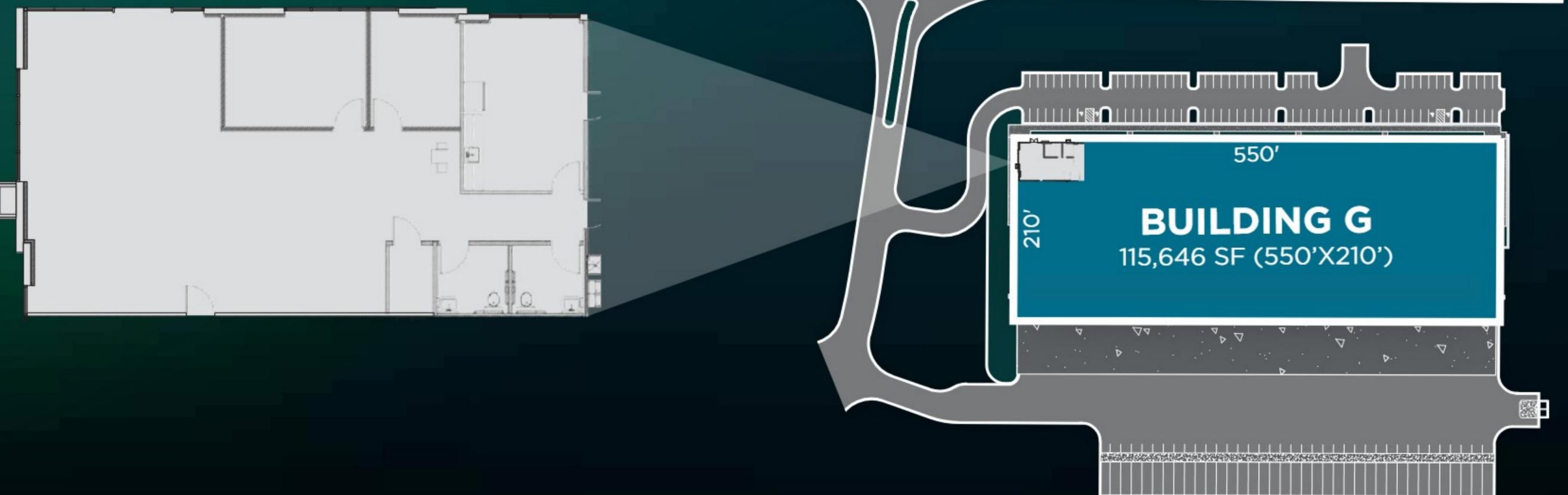
KANNAPOLIS PKWY

DAVIDSON HWY / US 73

# 85 EXCHANGE

/// 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



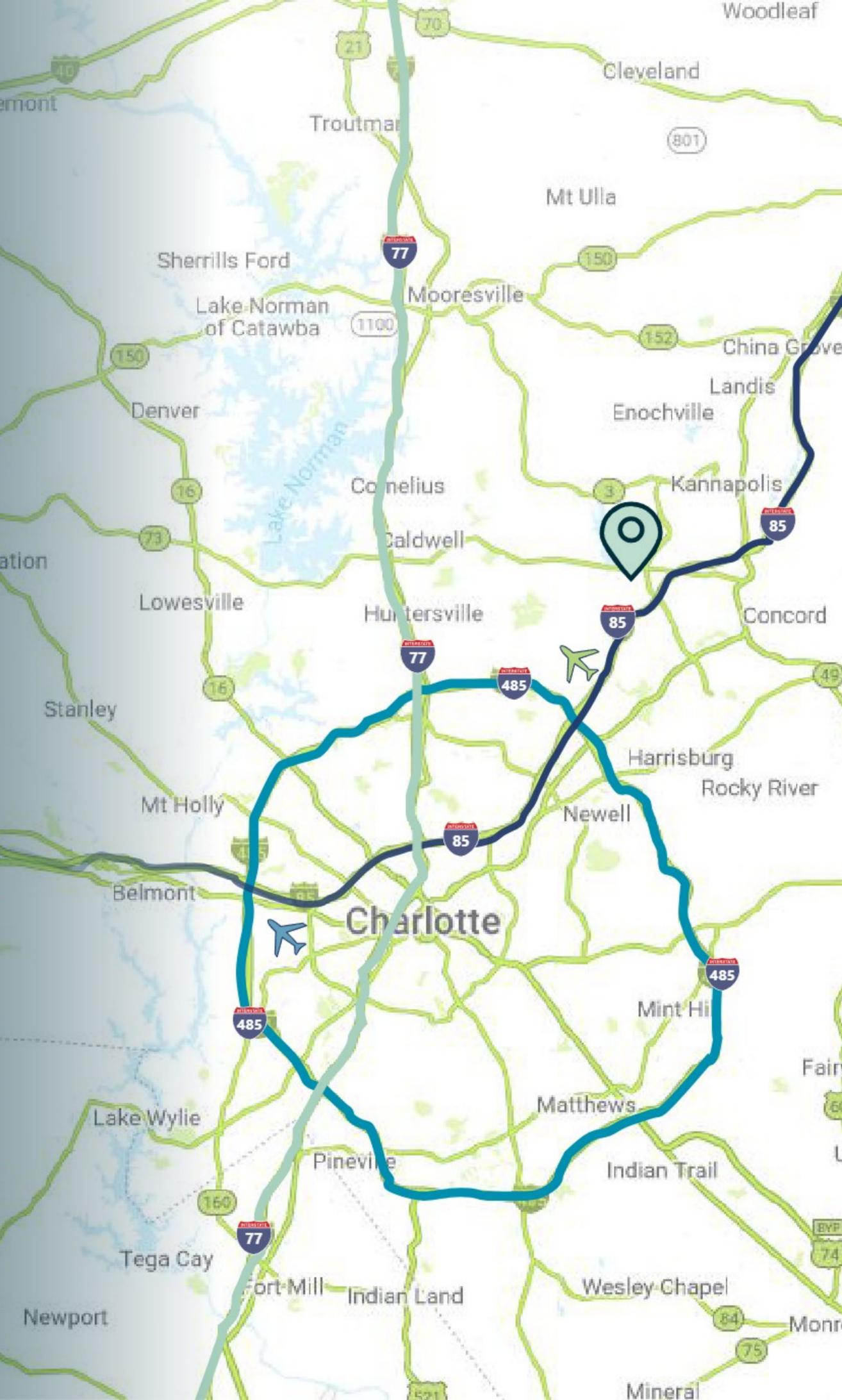
# ///PIN DROP

## DRIVE TIMES

	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

## DEMOGRAPHICS

	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





# 85 EXCHANGE

[85-EXCHANGE.COM](http://85-EXCHANGE.COM)



**MATT TREBLE**  
+1 704 335 4430  
[matt.treble@cushwake.com](mailto:matt.treble@cushwake.com)

**FERMIN DEOCA**  
+1 704 335 4436  
[fermin.deoca@cushwake.com](mailto:fermin.deoca@cushwake.com)

**DREW COHOLAN**  
+1 704 620 6124  
[drew.coholan@cushwake.com](mailto:drew.coholan@cushwake.com)

**FRANCES CRISLER**  
+1 704 620 6014  
[frances.crisler@cushwake.com](mailto:frances.crisler@cushwake.com)

©2024 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.