

FOR LEASE | BUILDING G: 31,396 SF | 6280 SHUMARD ST. CONCORD, NC

# 85 EXCHANGE

COMPLETED AND READY TO OCCUPY

Site Cleared   Pad Work Commenced   Pad Complete   Walls Tilted   Roof Work Underway   Roof Installed   Paving Complete



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



**TRINITY**CAPITAL  
**BARINGS**



**CUSHMAN &  
WAKEFIELD**

**MATT TREBLE**  
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/// SITE PLAN  
(CONCEPTUAL LAYOUT)

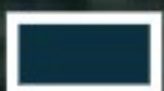
## LOCATION

US 73 & KANNAPOLIS PKWY  
(35.43559, -80.68229)

## TOTAL PARK SIZE

±1,377,650 SF

 PHASE I  
(DELIVERED)

 PHASE II  
(DELIVERING Q4 2025)



1.5 Miles  
3 Minutes

KANNAPOLIS PKWY

DAVIDSON HWY / US 73

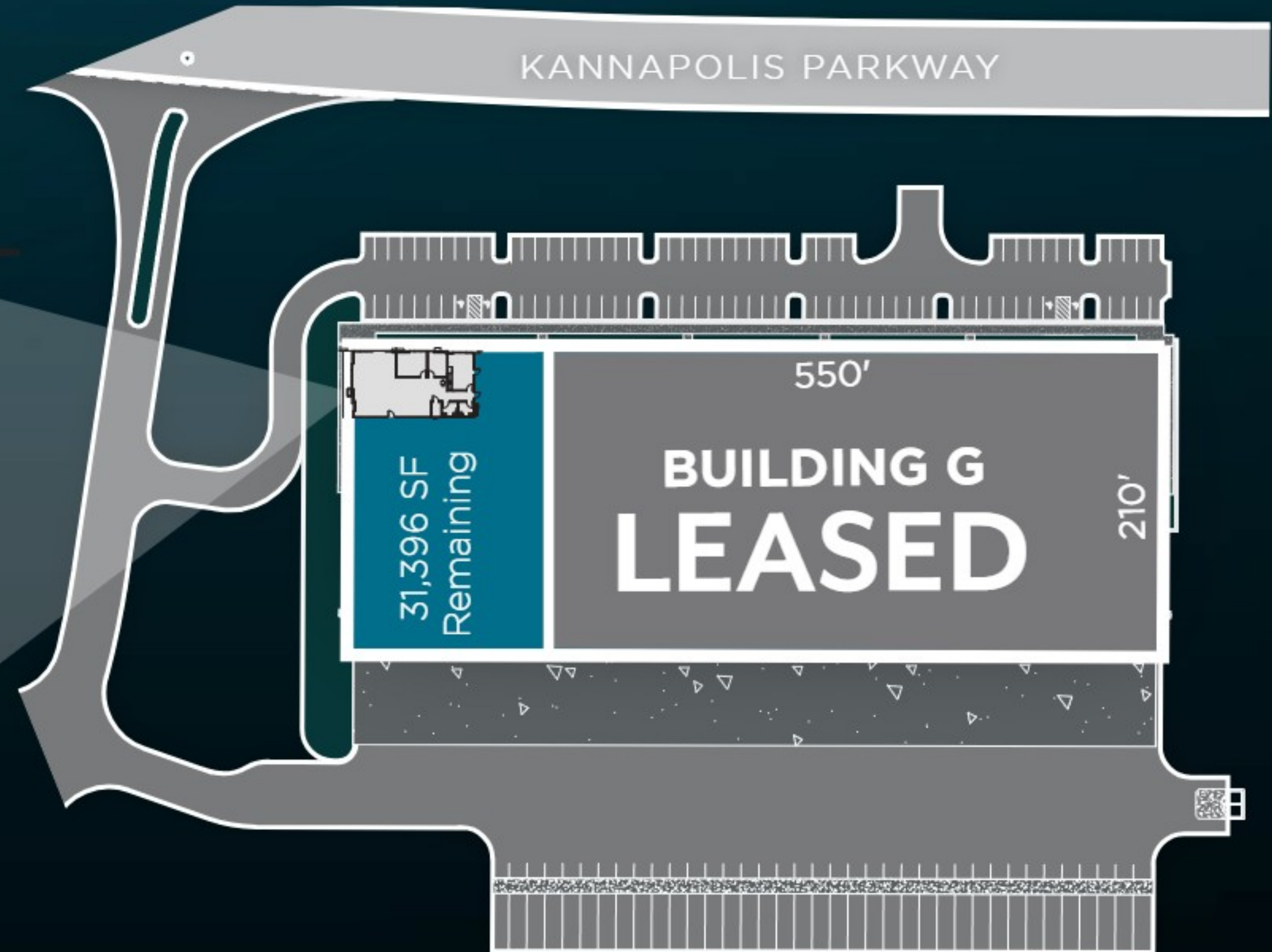
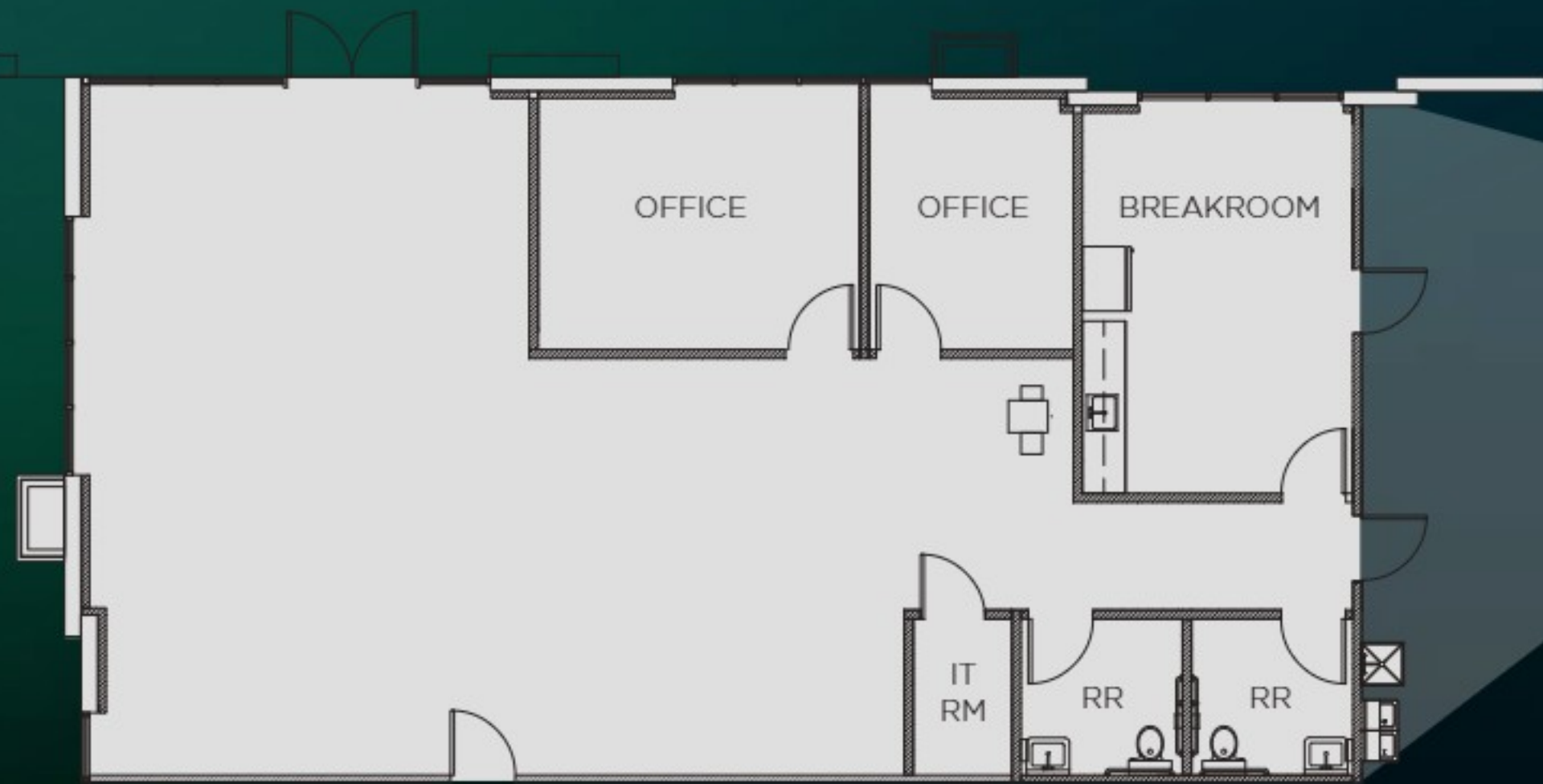


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/// BUILDING G

31,396 SF REMAINING

±2,107 SF SPEC OFFICE



**REMAINING SF**  
31,396 SF



**BLDG DIMENSIONS**  
210' X 550'



**LOADING**  
REAR LOAD



**DRIVE-INS**  
1 (14X16)



**CAR PARKING**  
27 SPACES



**TRAILER PARKING**  
AVAILABLE



**CLEAR HEIGHT**  
32'



**DOCK DOORS**  
8 (9X10)



**POWER**  
800 AMPS





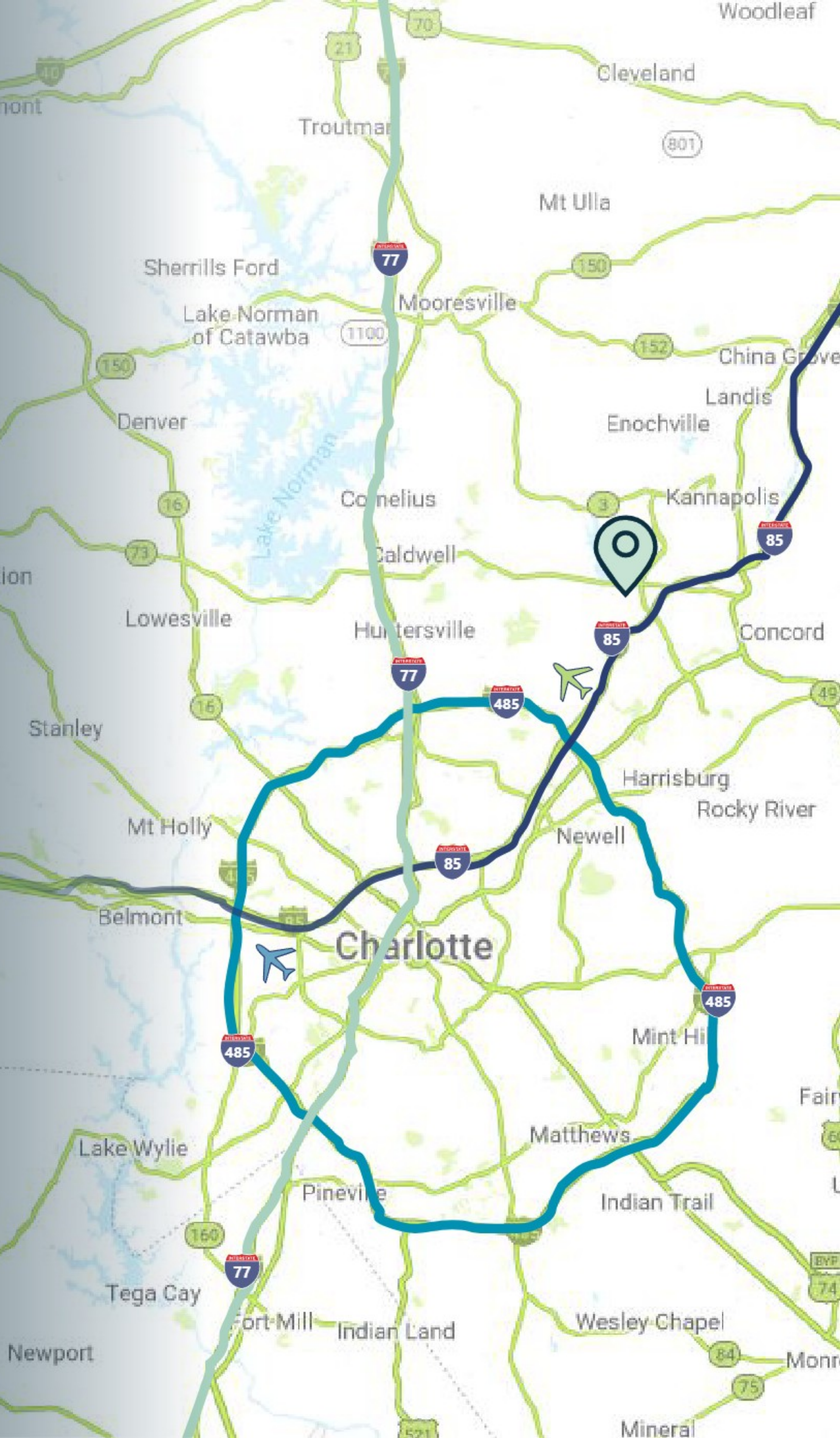
# ///PIN DROP

## 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
CHARLESTON	227	3 HR 56 MIN
ATLANTA	260	4 HRS 27 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

 PRIME BEVERAGE GROUP

 SHOE SHOW MEGA

 FedEx

 NOVANT LOGISTICS

 gm DEFENSE

 PreGel

 MINKA GROUP

 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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