



1000 STANLEY DRIVE, CONCORD, NC
933,774 SF AVAILABLE

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**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

DOCK DOOR KEY

 Dock High Door

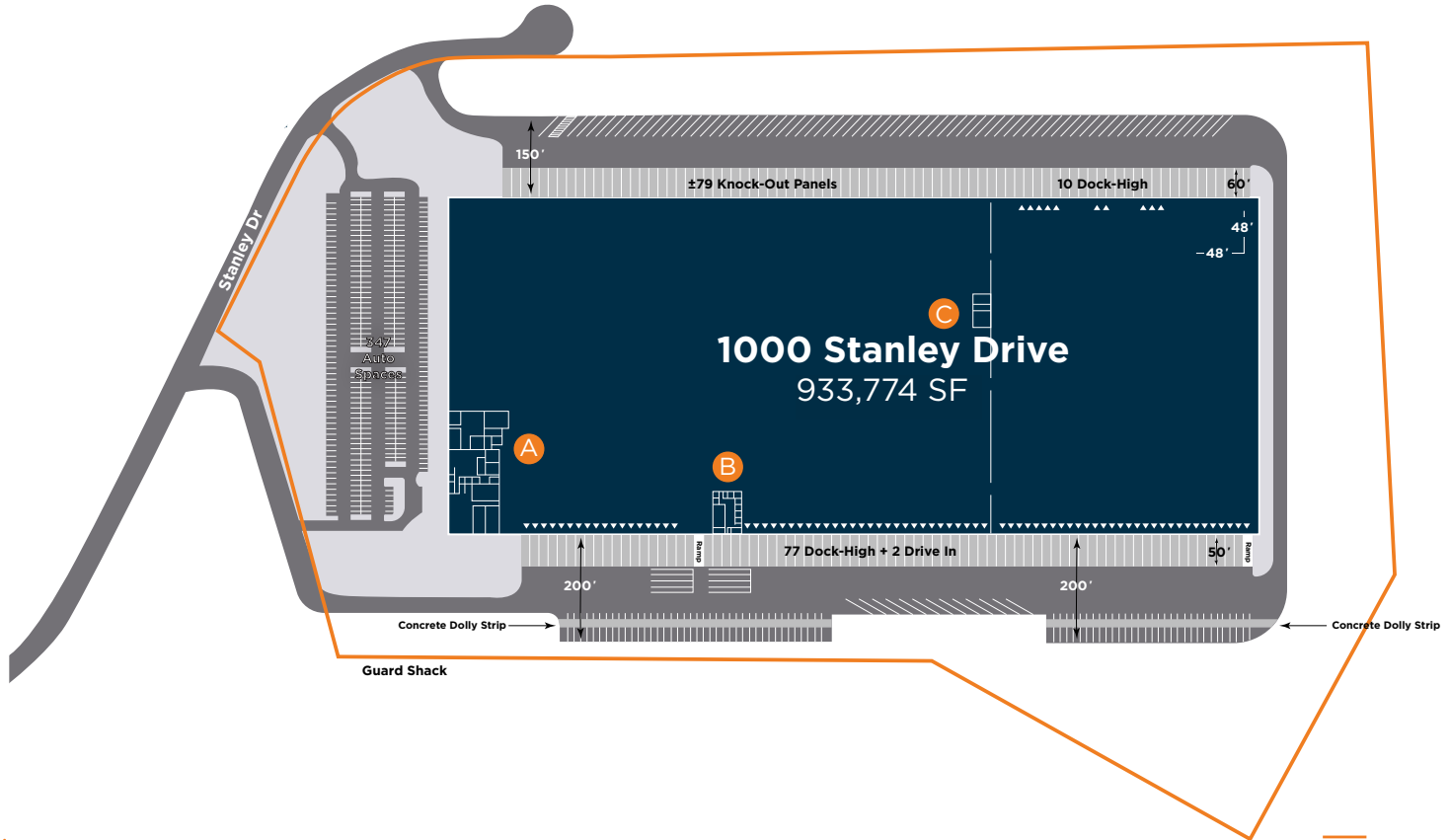
 Drive-In Door


OFFICE KEY

A 21,875 SF


B 6,556 SF

C 2,411 SF







933,774 SF
Available




± 74-acres
of undeveloped land




30,842 SF
Office



32'
Clear height




ESFR
Sprinkler




48' x 48'
Column Spacing




87 (9' x 10')
fully equipped
Dock High Doors




2
Drive In Doors



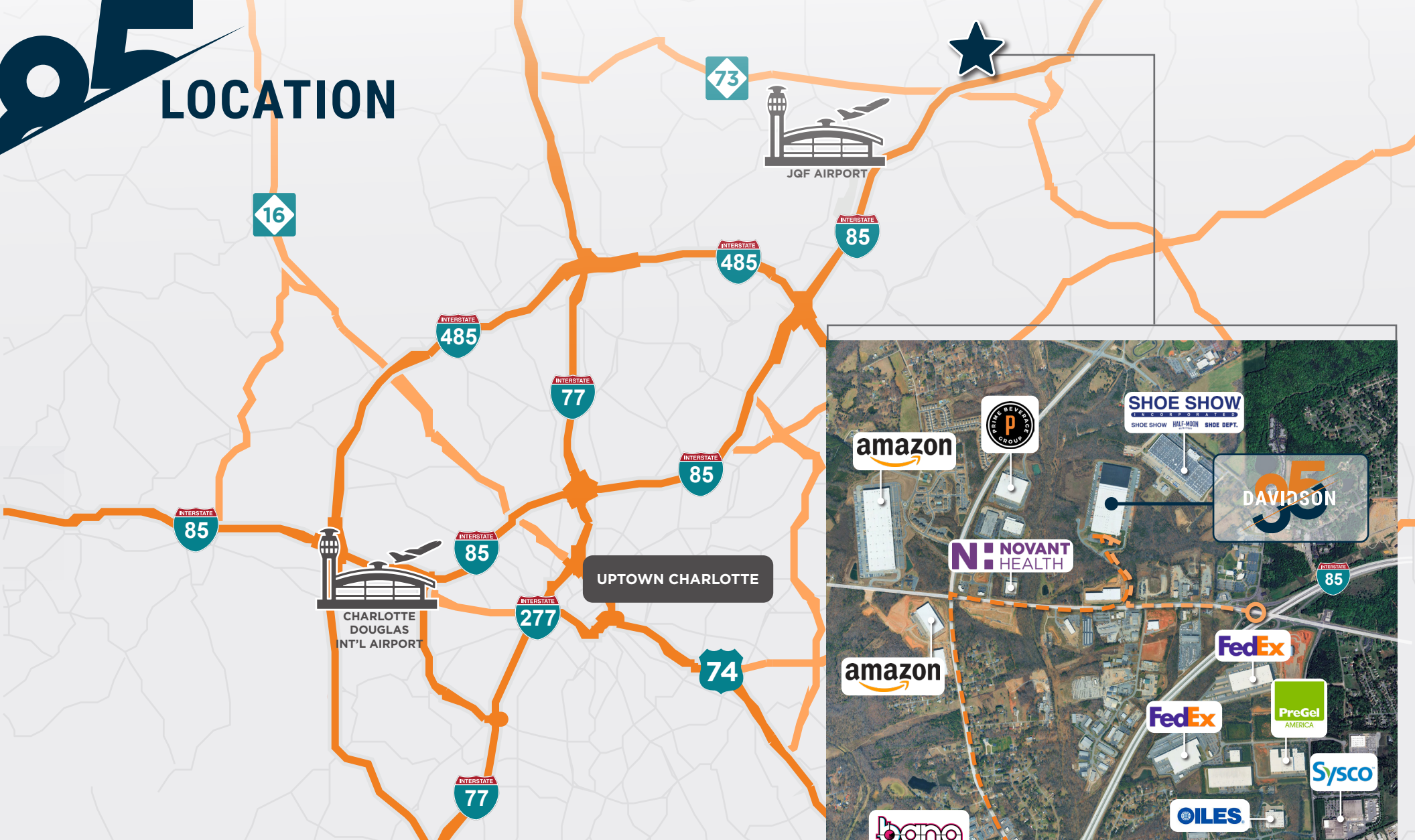
79
Knock Outs



**347 Car & 180 trailer with
concrete dolly strips**
Parking



**Original Building - 3,000 AMP
Expansion - 1,200 AMP**
Power



4 min, 1.0 miles
I-85



± 21 Miles to
**UPTOWN
CHARLOTTE**



10 min, 8.2 miles
I-485



32 min, ± 26.4 Miles
**CHARLOTTE
DOUGLAS
INT'L. AIRPORT**



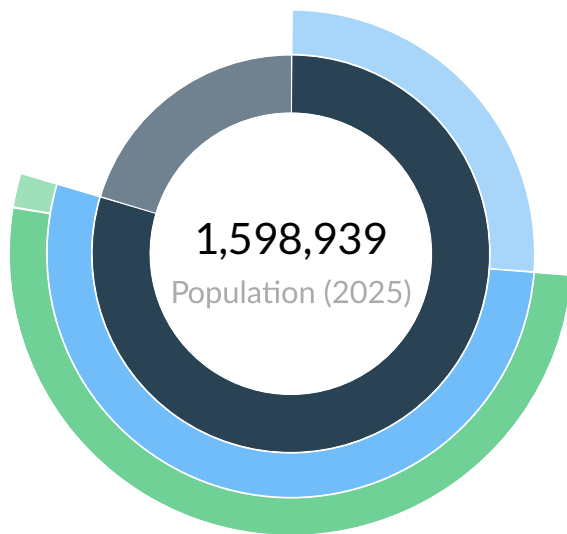
18 min, 17.3 miles
I-77



16 min, ± 8.3 Miles
**JQF
AIRPORT**

LABOR BREAKDOWN

LABOR FORCE BREAKDOWN

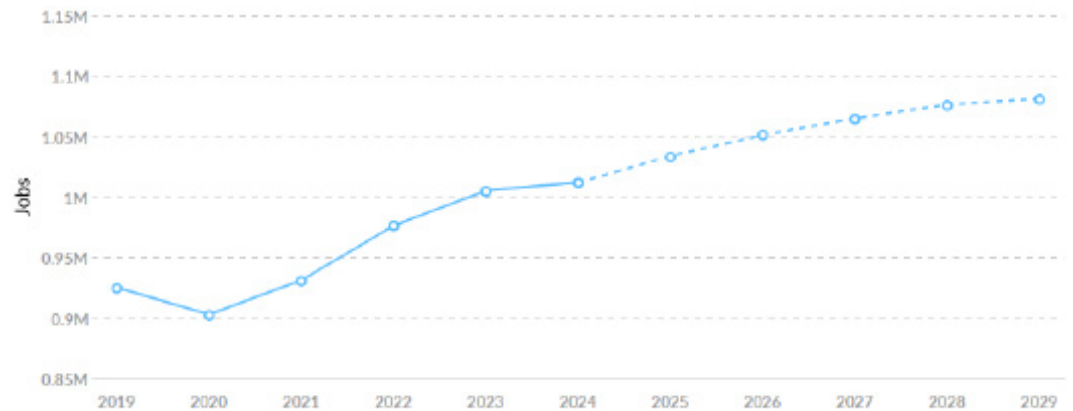


Population

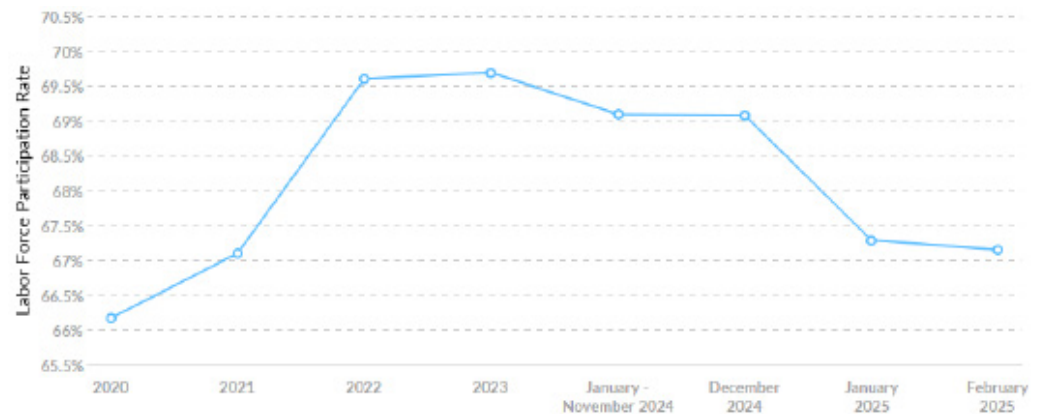
● 16+ Civilian Non-Institutionalized Population	326,951
● Not in Labor Force (16+)	417,839
● Labor Force	854,149
● Employed	822,354
● Unemployed	31,795
● Under 16, Military, and Institutionalized Population	326,951

JOB TRENDS

From 2019 to 2024, jobs **increased by 9.4%** in 3 North Carolina Counties from 925,168 to **1,011,906**. This change **outpaced the national growth rate of 3.9% by 5.5%**.

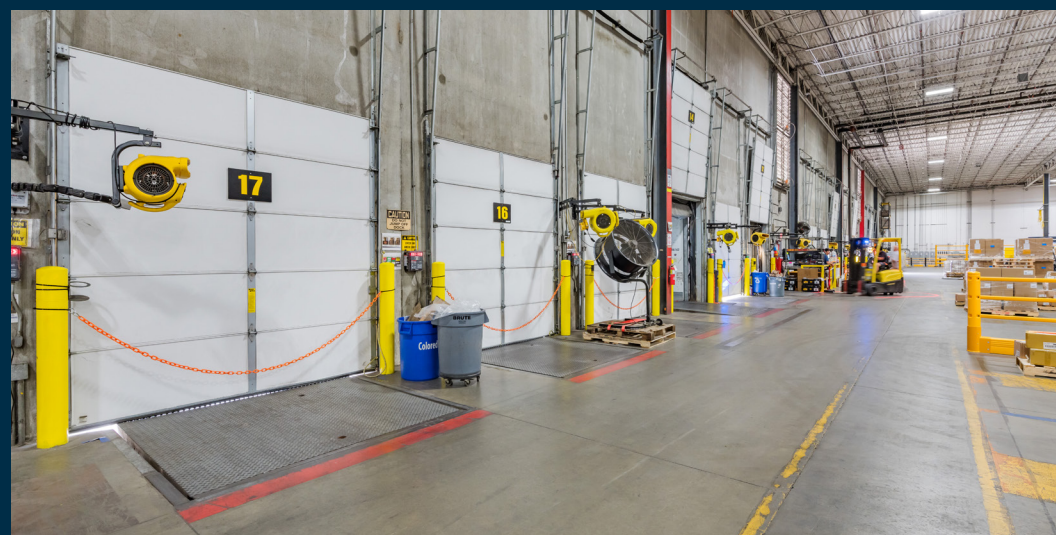
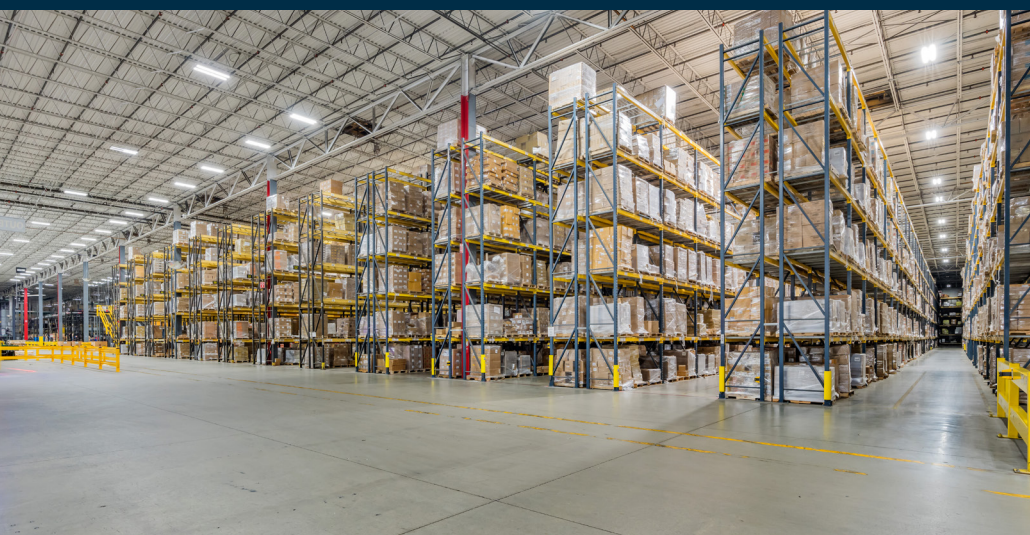


LABOR FORCE PARTICIPATION





EQUIPMENT CAN BE MADE AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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