



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

FERMIN DEOCA

+1 704 335 4436

fermin.deoca@cushwake.com

MATT TREBLE

+1 704 335 4430

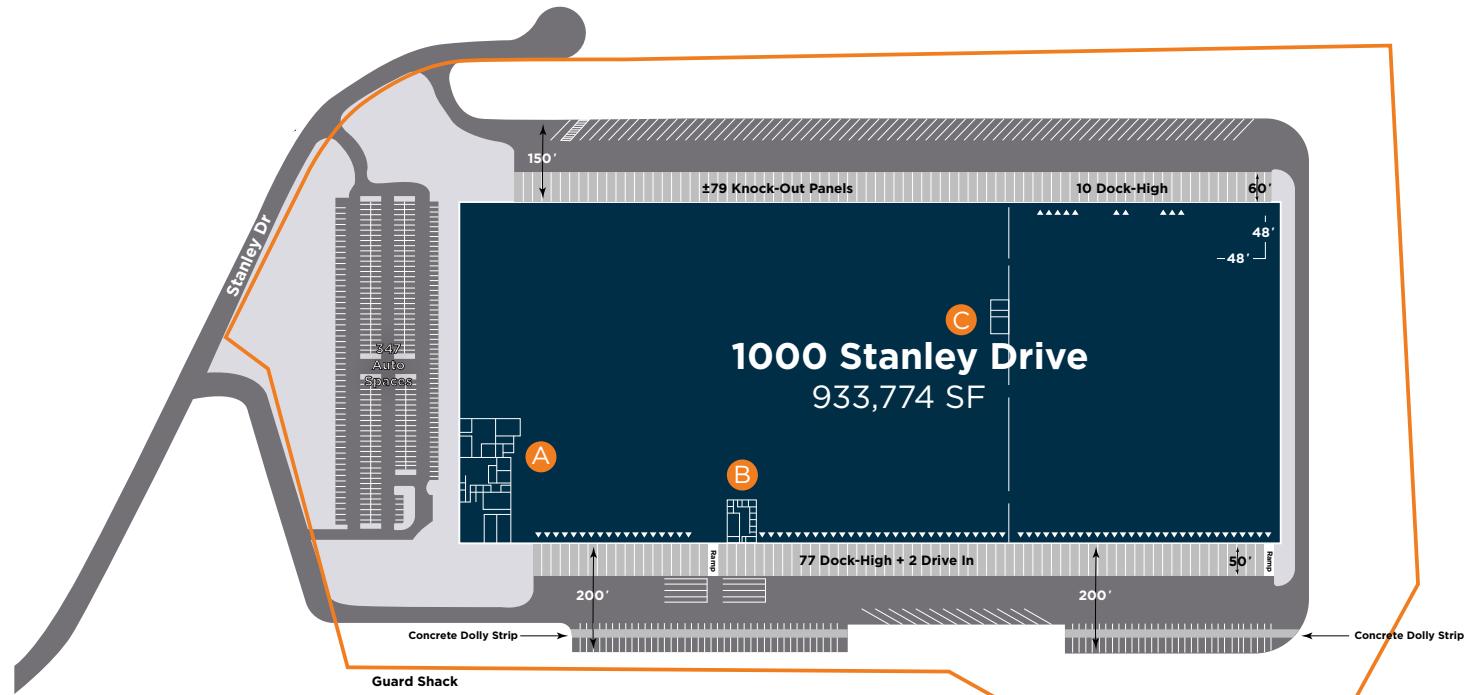
matt.treble@cushwake.com



**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

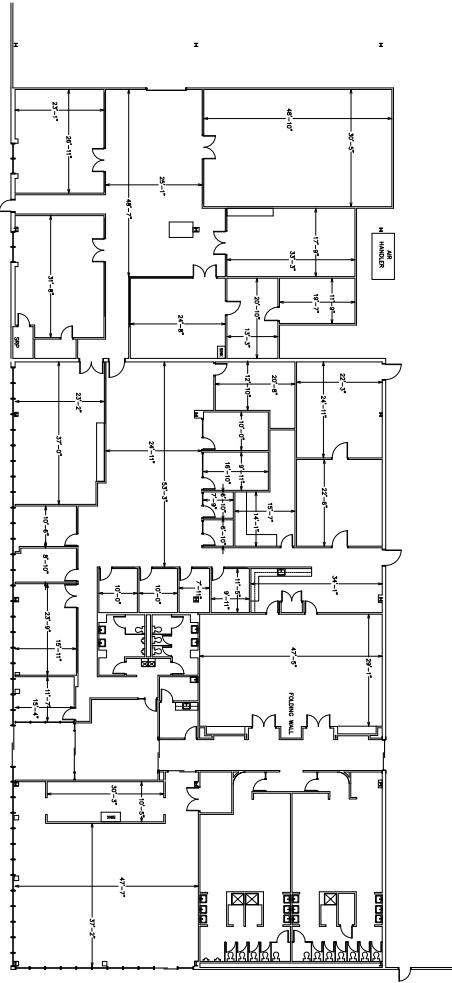
 **2**
Drive In Doors

 **79**
Knock Outs

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

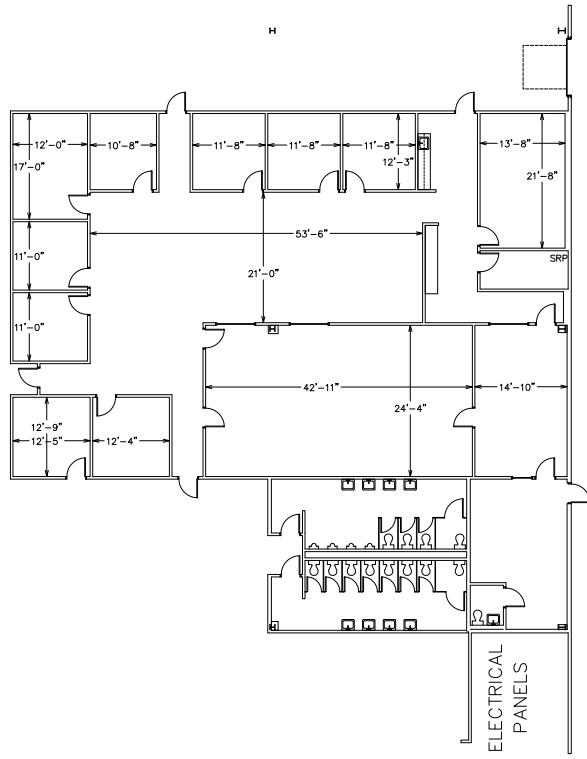
 **Original Building - 3,000 AMP**
Expansion - 1,200 AMP
Power

OFFICE FLOOR PLANS



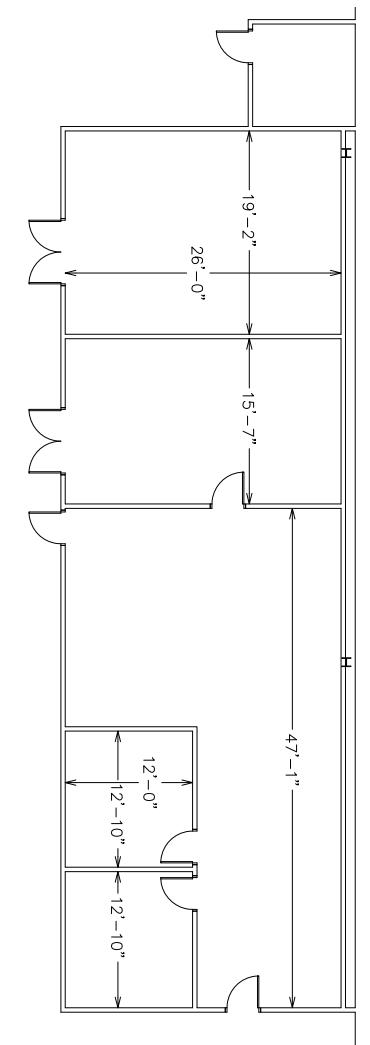
A

21,875 SF



B

6,556 SF



C

2,411 SF

95

LOCATION



INTERSTATE 85 | 4 min 1.0 miles
I-85

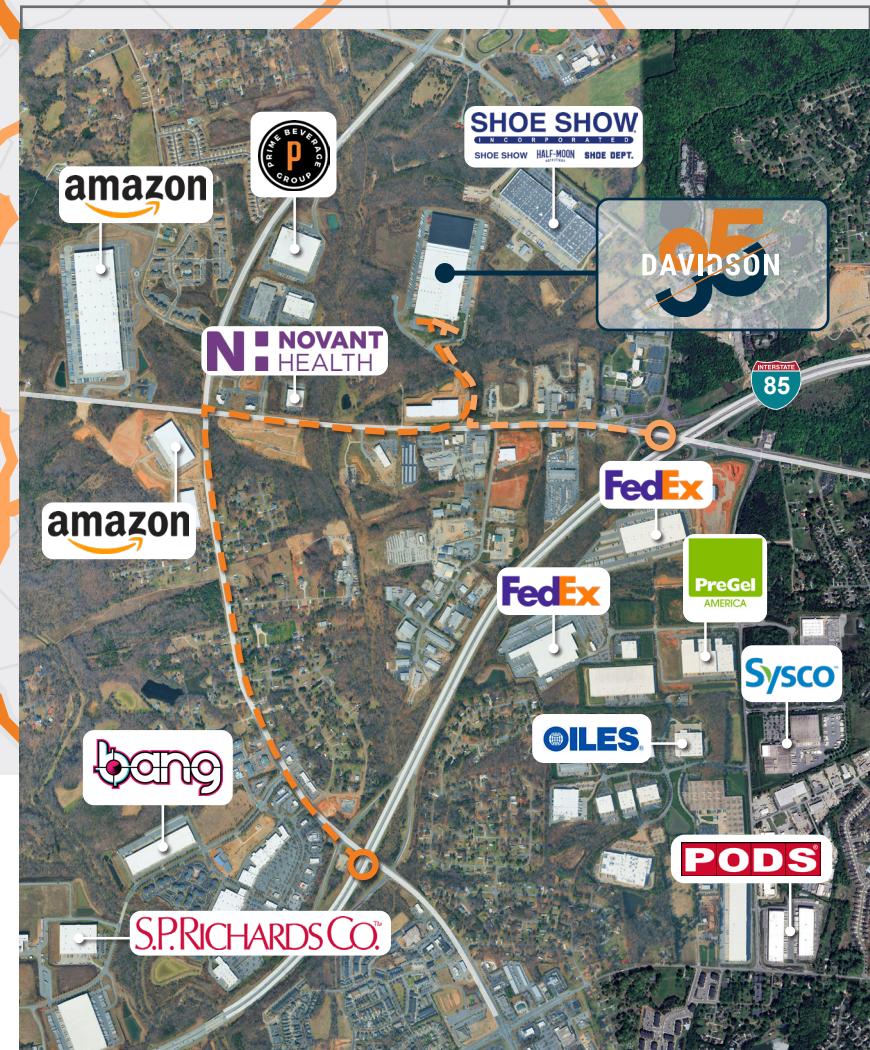
INTERSTATE 485 | 10 min, 8.2 miles
I-485

INTERSTATE 77 | 18 min, 17.3 miles
I-77

± 21 Miles to
UPTOWN CHARLOTTE

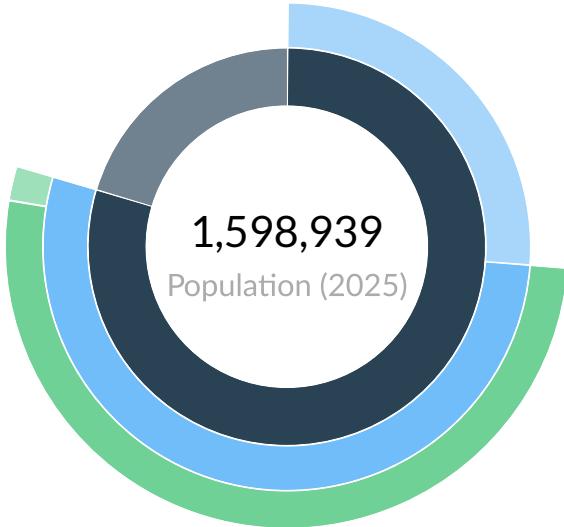
32 min, ± 26.4 Miles
CHARLOTTE DOUGLAS INTL. AIRPORT

16 min, ± 8.3 Miles
JQF AIRPORT



95 LABOR BREAKDOWN

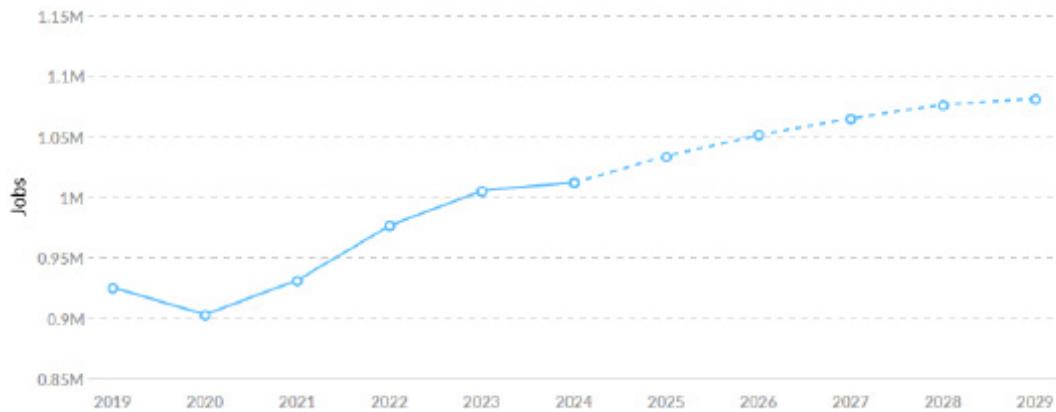
LABOR FORCE BREAKDOWN



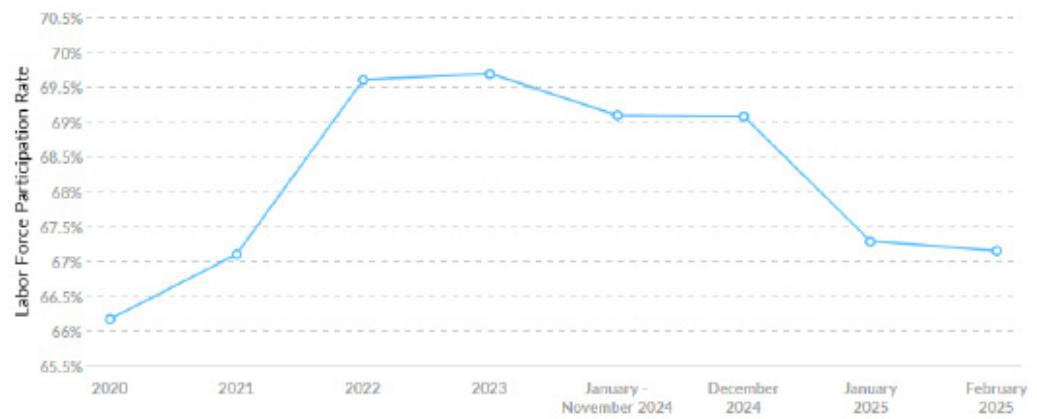
Population	
16+ Civilian Non-Institutionalized Population	326,951
Not in Labor Force (16+)	417,839
Labor Force	854,149
Employed	822,354
Unemployed	31,795
Under 16, Military, and Institutionalized Population	326,951

JOB TRENDS

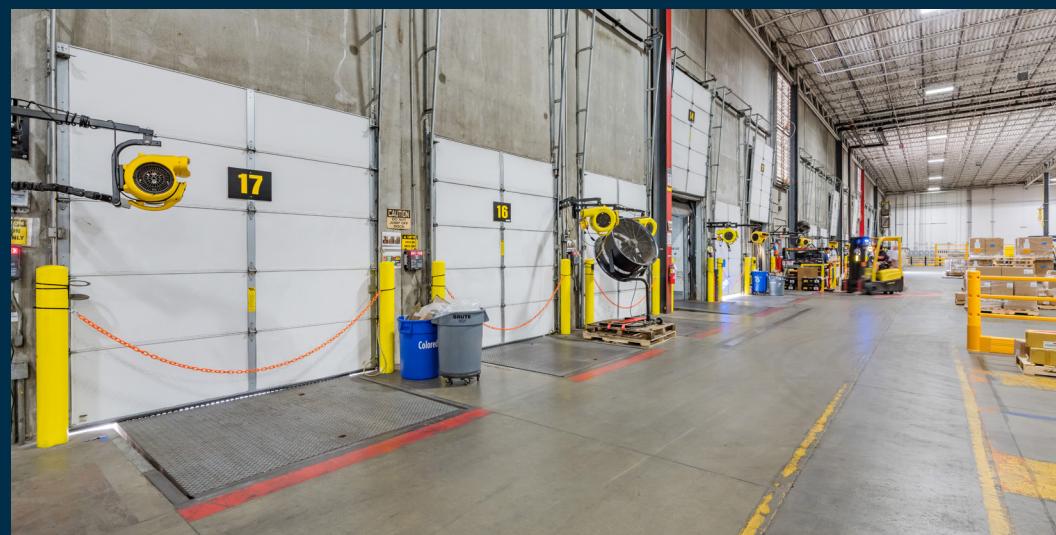
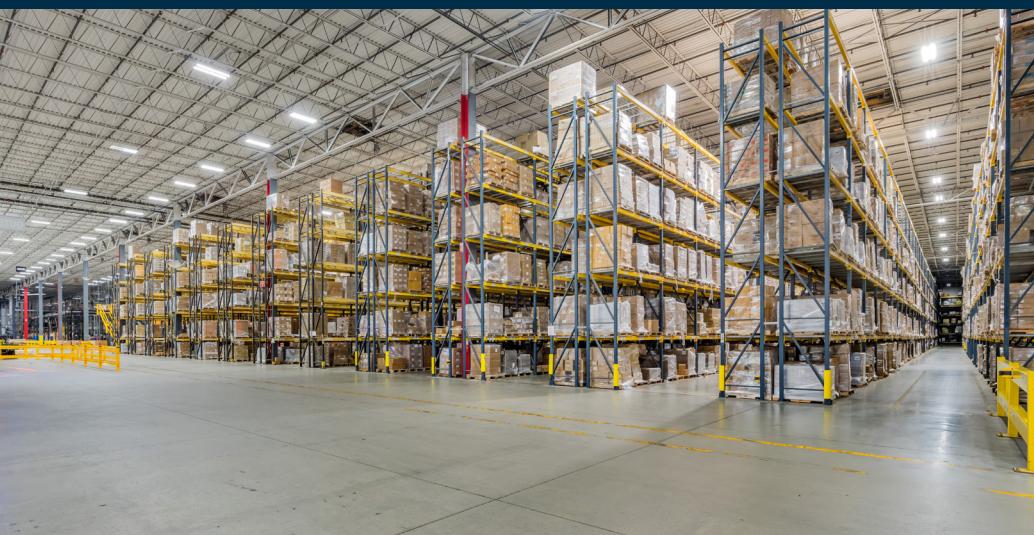
From 2019 to 2024, jobs **increased by 9.4%** in 3 North Carolina Counties from 925,168 to **1,011,906**. This change **outpaced the national growth rate of 3.9% by 5.5%**.



LABOR FORCE PARTICIPATION



EQUIPMENT CAN BE MADE AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

FERMIN DEOCA

Executive Managing Director
+1 704 335 4436
Fermin.deoca@cushwake.com

MATT TREBLE

Vice Chair
+1 704 335 4430
Matt.treble@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. COE-PM-WEST- 08/19/25