



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

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**CUSHMAN &  
WAKEFIELD**








# PROPERTY HIGHLIGHTS

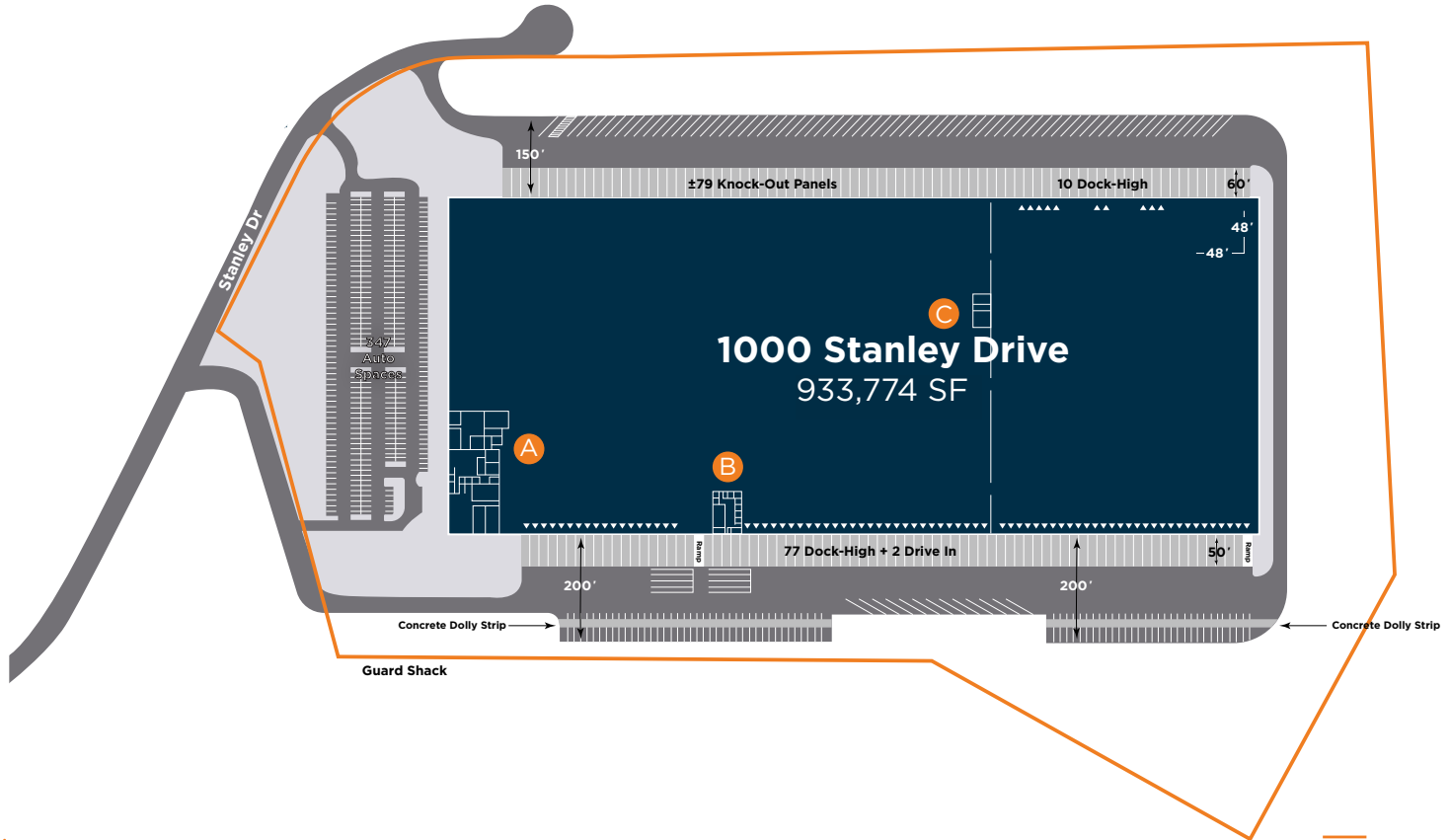
**DOCK DOOR KEY**  
 Dock High Door  
 Drive-In Door


**OFFICE KEY**  


 21,875 SF


 6,556 SF


 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

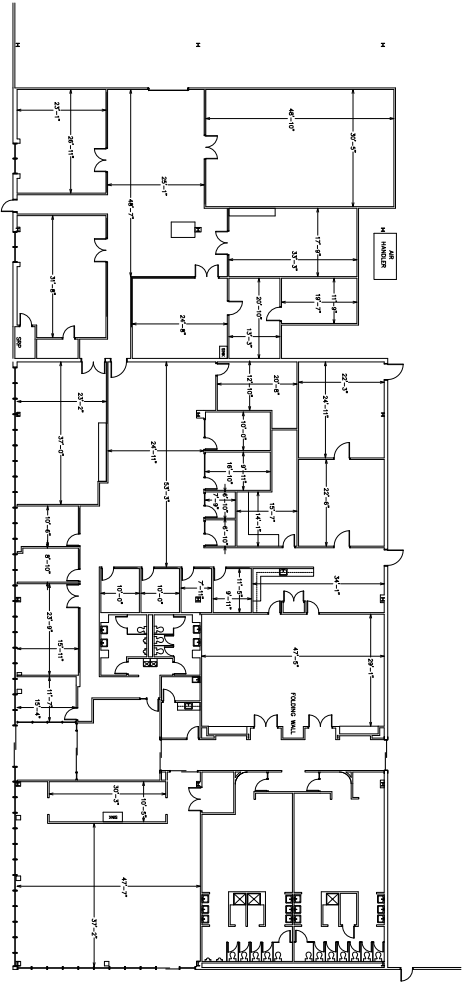
**79**  
Knock Outs

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

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

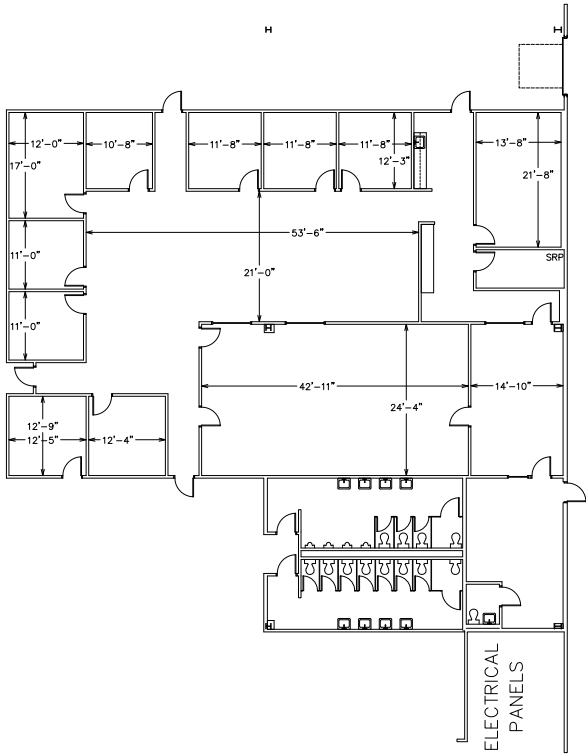


# OFFICE FLOOR PLANS



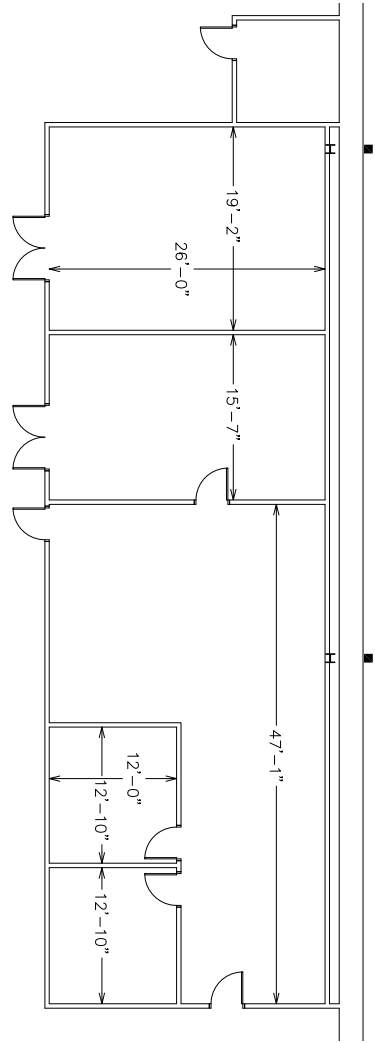
A

21,875 SF



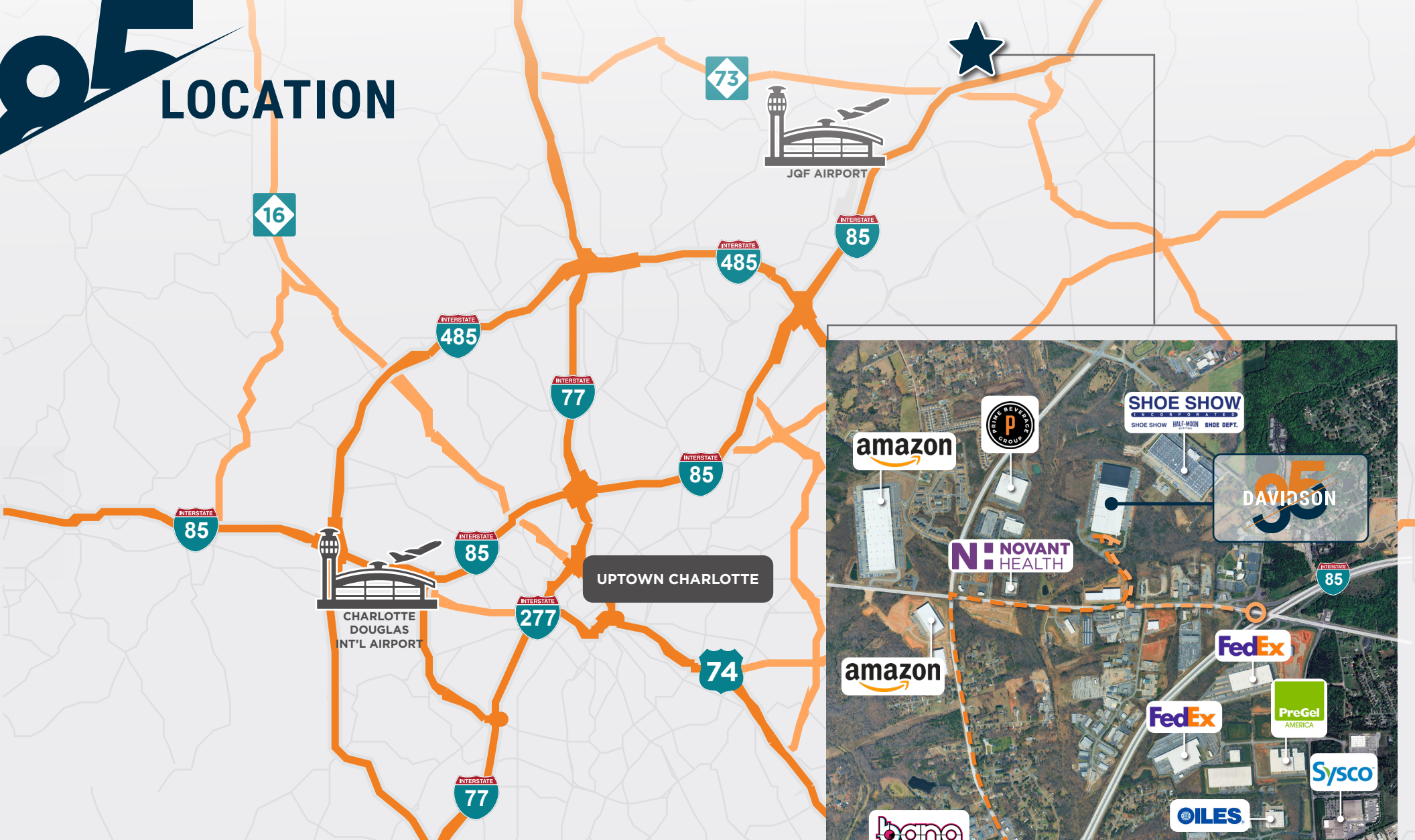
B

6,556 SF



C

2,411 SF



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**

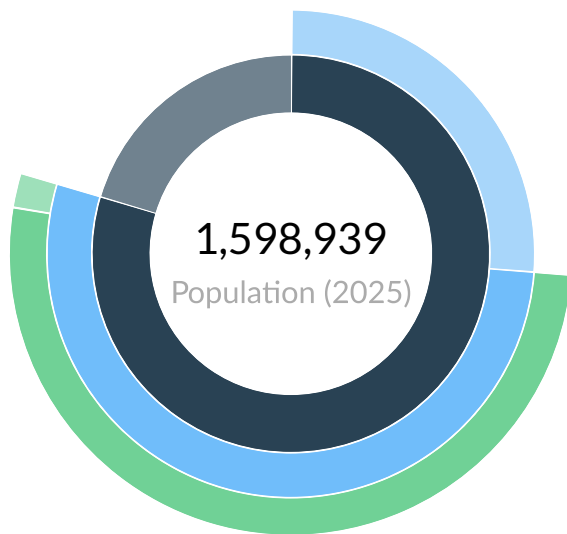


16 min, ± 8.3 Miles  
**JQF  
AIRPORT**



# LABOR BREAKDOWN

## LABOR FORCE BREAKDOWN

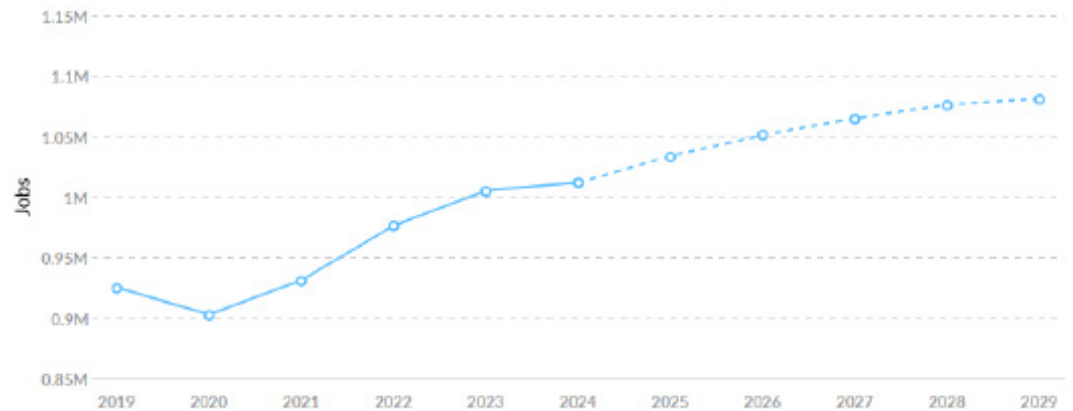


### Population

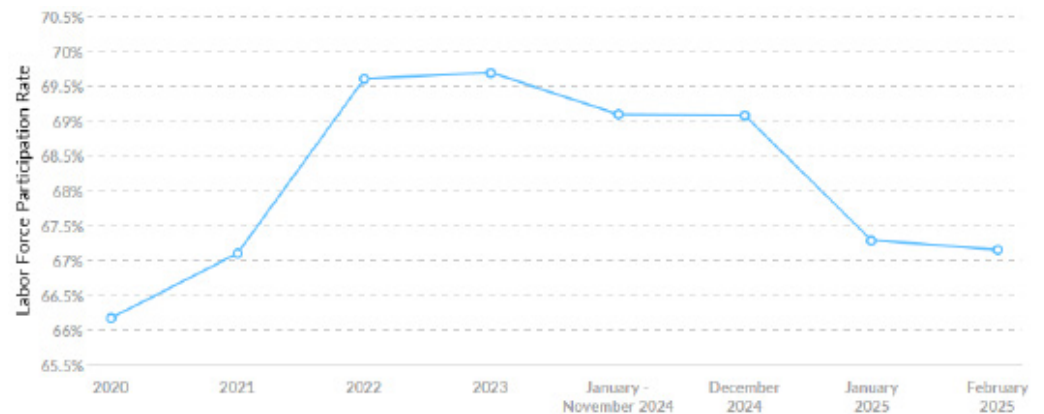
● 16+ Civilian Non-Institutionalized Population	326,951
● Not in Labor Force (16+)	417,839
● Labor Force	854,149
● Employed	822,354
● Unemployed	31,795
● Under 16, Military, and Institutionalized Population	326,951

## 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%**.



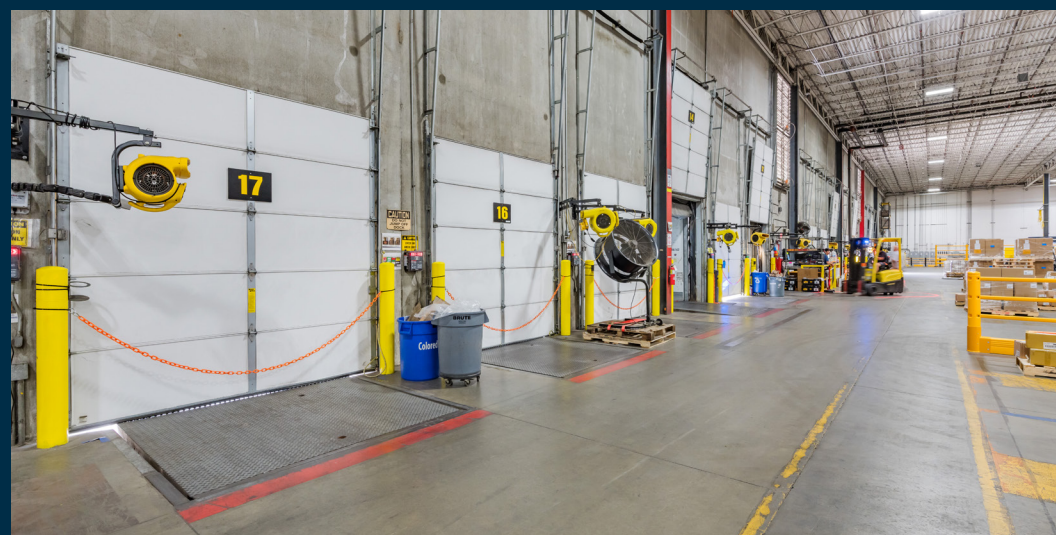
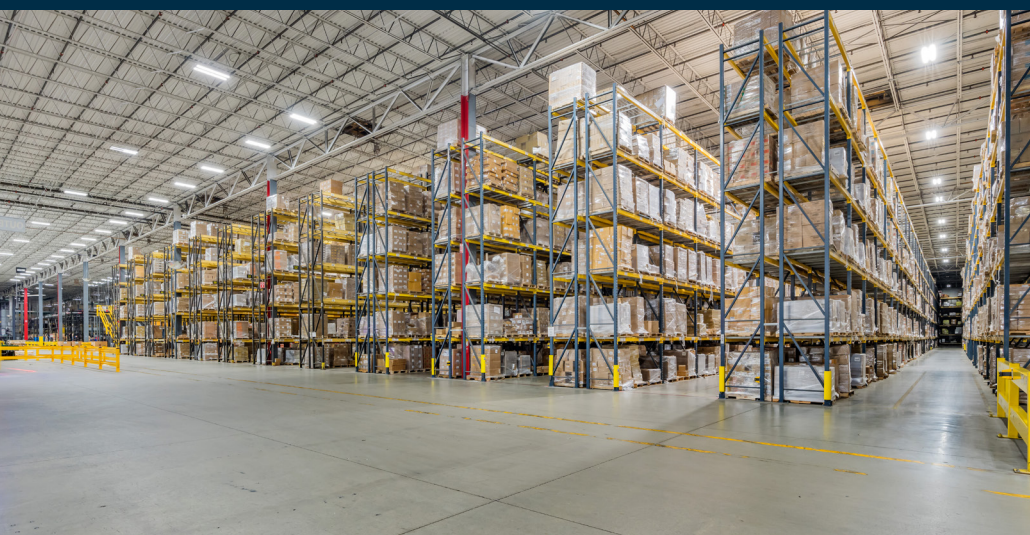
## LABOR FORCE PARTICIPATION







EQUIPMENT CAN BE MADE AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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