

METRO 63

5700 ROYCE STREET, KANNAPOLIS, NC

Up to 755,928 SF

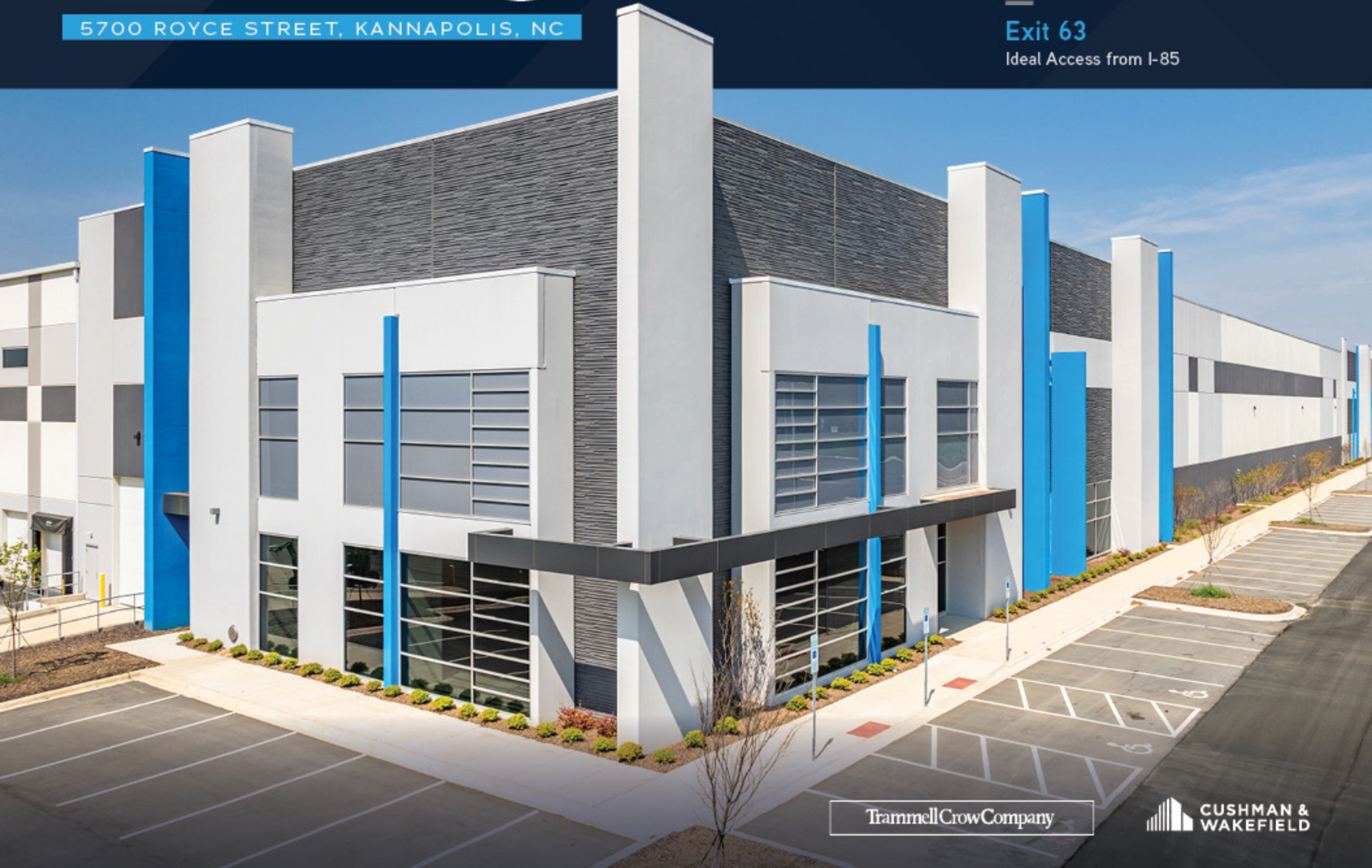
Available of Class-A Industrial

7,500

Amps of Existing Power Available

Exit 63

Ideal Access from I-85



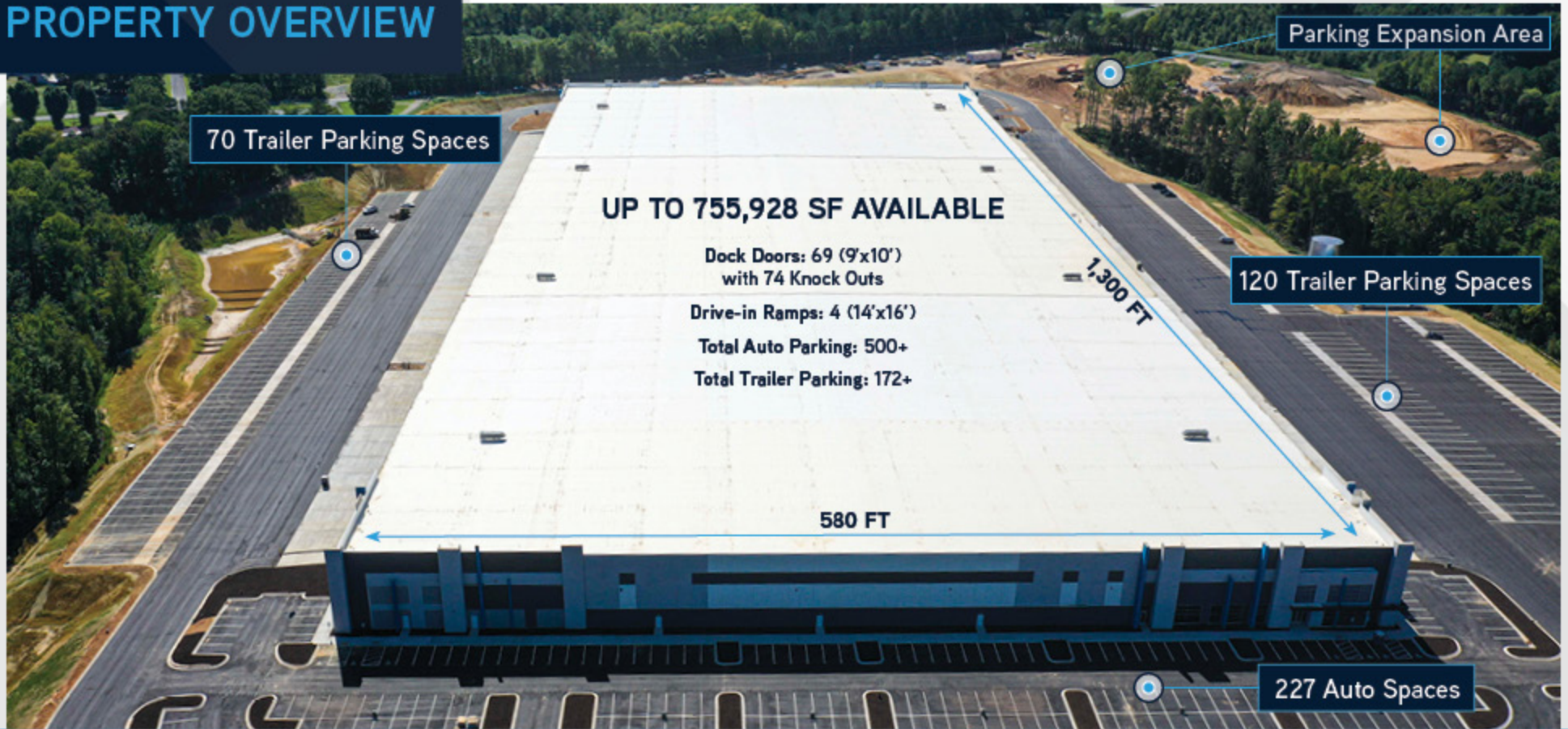
Trammell Crow Company

CUSHMAN &
WAKEFIELD

SITE PLAN



PROPERTY OVERVIEW



Property Specs

Up to 755,928 SF
TOTAL SF

±94.42 Acres
SITE SIZE

±5,000 SF
OFFICE AREA

580' x 1,300'
DIMENSIONS

40'
CLEAR HEIGHT

8" Reinforced; 4,000 PSI
FLOOR SLAB

Structural Tilt-up Concrete, 4,000 PSI
WALLS

60 mil TPO with R20 Roof Insulation
ROOF

50' x 52' (65' Speed Bay)
3' x 9' Clerestory Windows
COLUMN SPACING

69 - 9' x 10' Doors
74 - Knock Out Panels
DOCK HIGH DOORS

4 - 14' x 16' Doors
DRIVE IN DOORS

±500 Spaces
AUTO PARKING

±172 Spaces
TRAILER PARKING

190'
TRUCK COURT

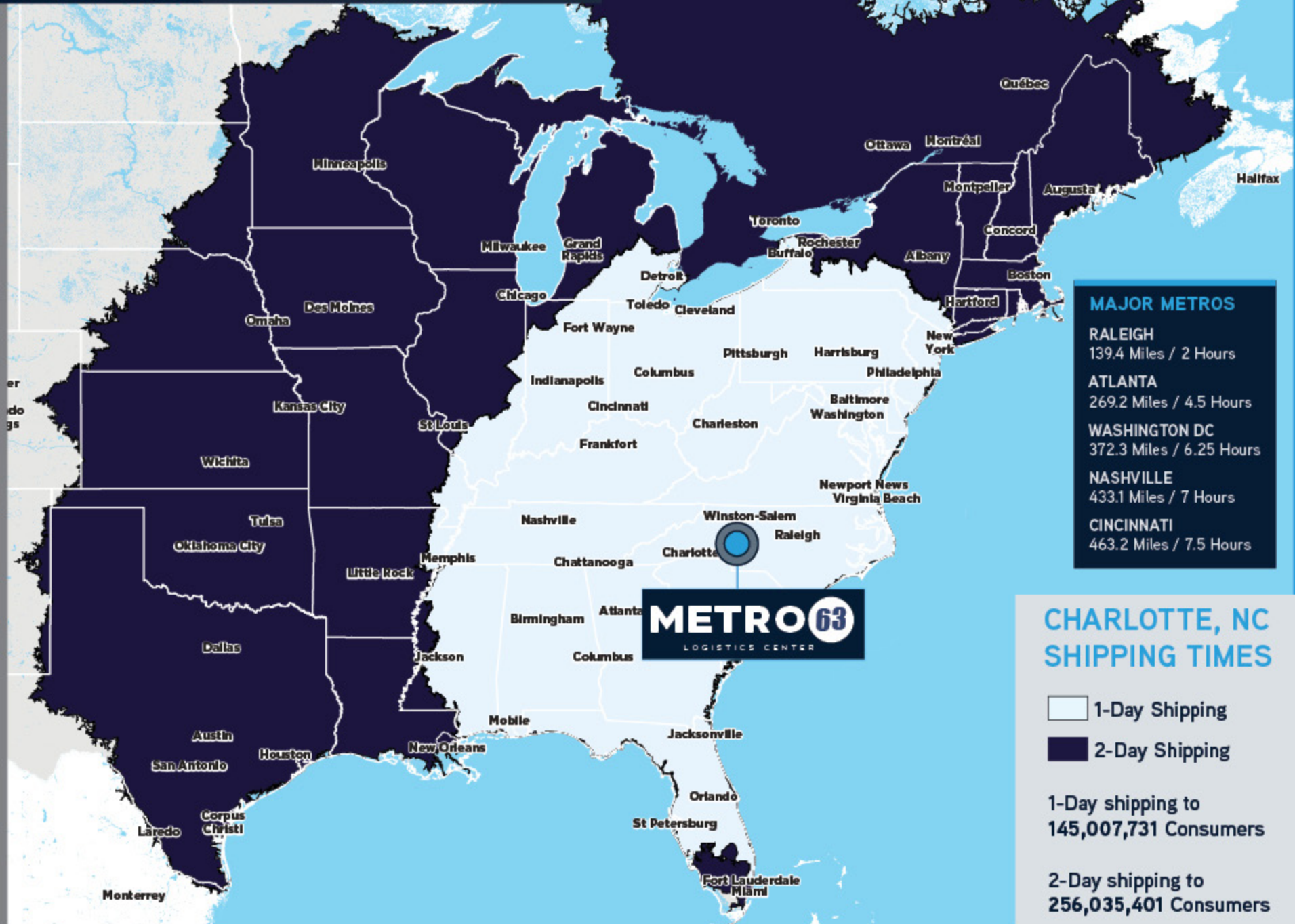
ESFR
FIRE PROTECTION

Motion Sensor LED
LIGHTING

7,500 Amps, 3 Phase; 480 Volts
(6,900 Amps Available for Tenant Use)
POWER

Up to 200 Auto Spaces
and 150 Trailer Spaces
AUXILIARY PARKING

EVERYTHING AT YOUR FINGERTIPS



MAJOR METROS	
RALEIGH	139.4 Miles / 2 Hours
ATLANTA	269.2 Miles / 4.5 Hours
WASHINGTON DC	372.3 Miles / 6.25 Hours
NASHVILLE	433.1 Miles / 7 Hours
CINCINNATI	463.2 Miles / 7.5 Hours

CHARLOTTE, NC SHIPPING TIMES

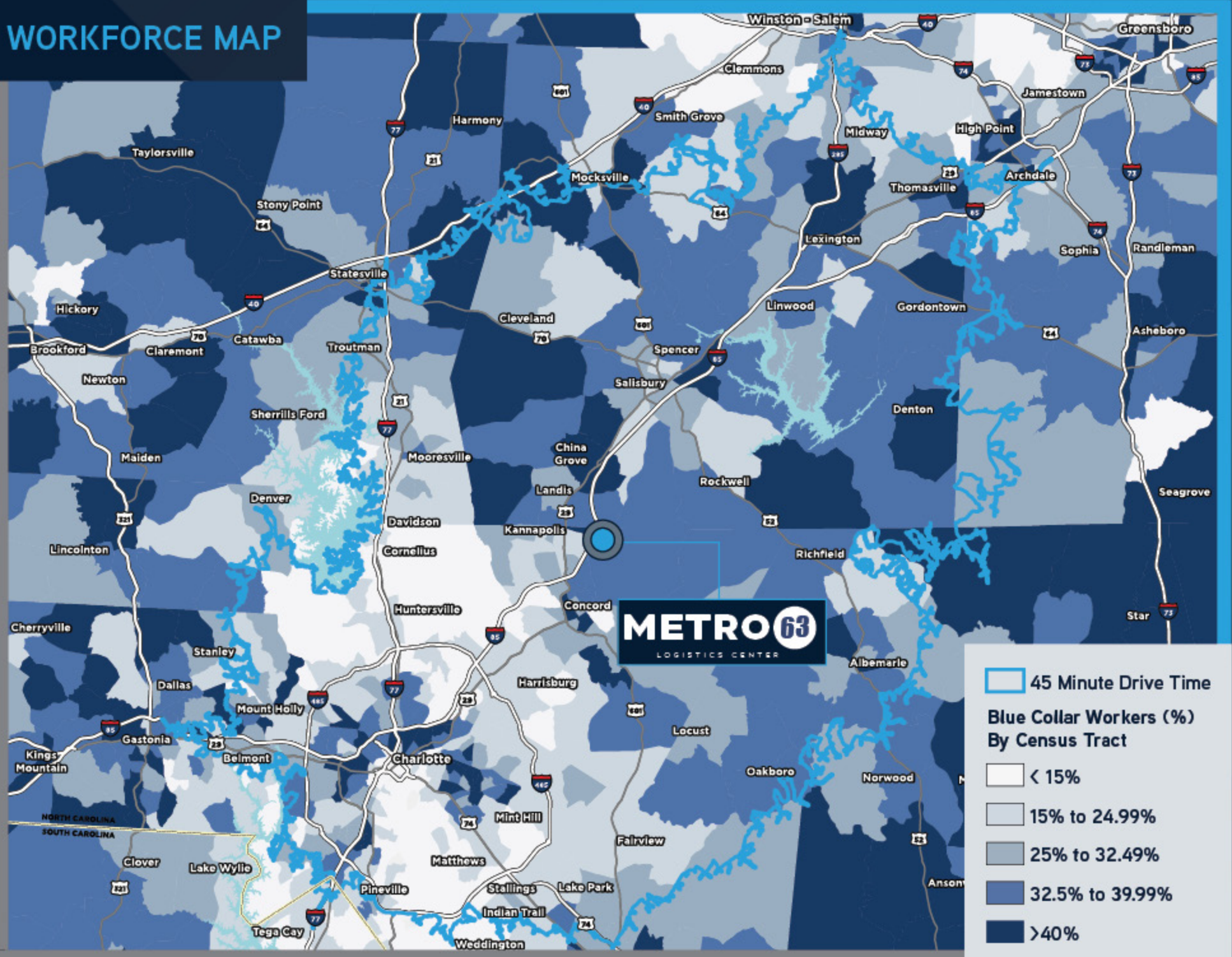
- 1-Day Shipping
- 2-Day Shipping

1-Day shipping to
145,007,731 Consumers

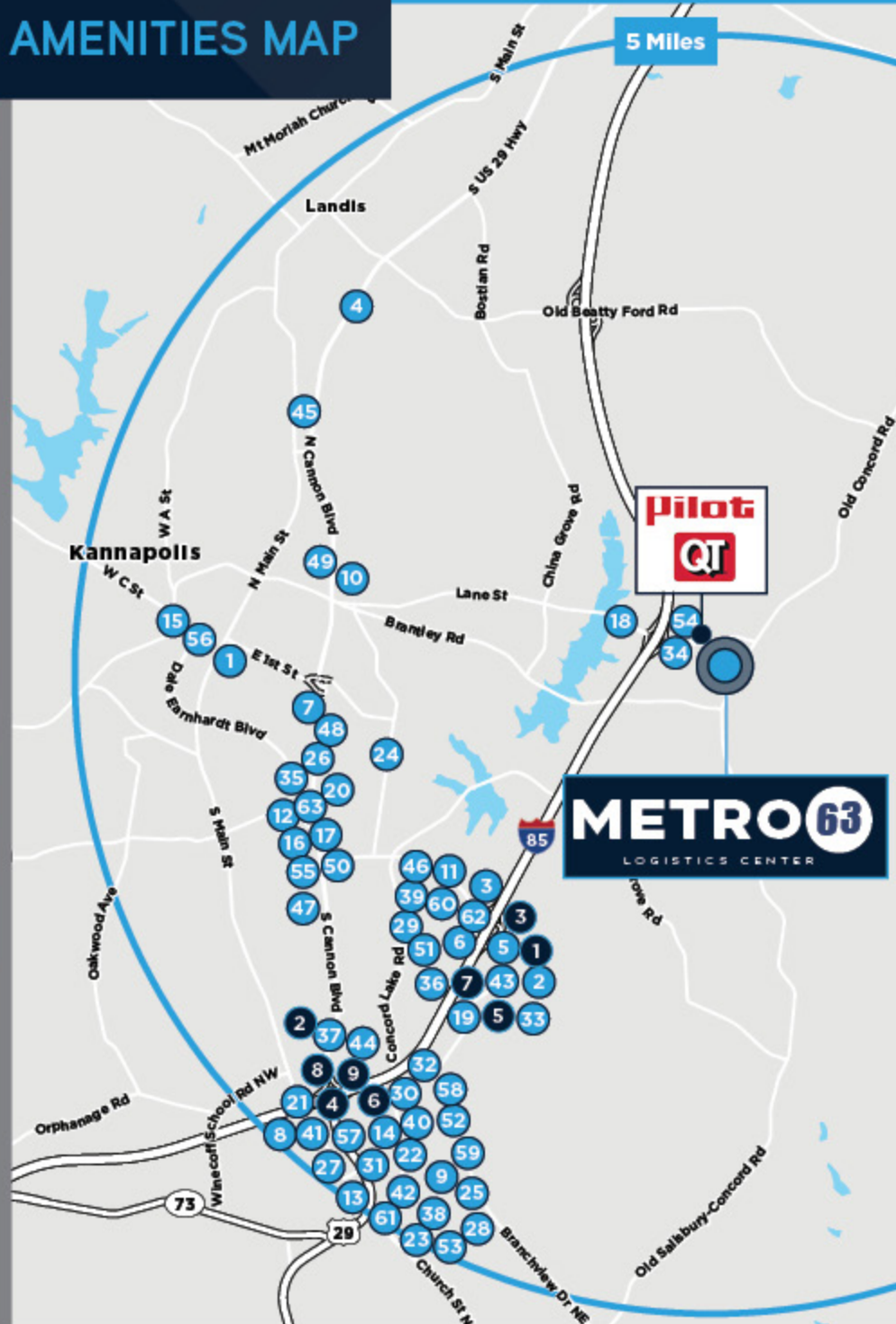
2-Day shipping to
256,035,401 Consumers



WORKFORCE MAP



AMENITIES MAP



RESTAURANTS

1	Old Armor Beer Company	32	Zaxby's
2	Buzzed Viking Brewing	33	Waffle House
3	Culver's	34	Waffle House
4	Sonic	35	Waffle House
5	Steak 'n Shake	36	Logan's Roadhouse
6	McDonald's US	37	IHOP
7	McDonald's US	38	O'Charley's
8	McDonald's US	39	East Coast Wings + Grill
9	Five Guys	40	LongHorn Steakhouse
10	Burger King US	41	Golden Corral
11	Wendy's	42	Chili's Grill & Bar
12	Wendy's	43	Cracker Barrel
13	Wendy's	44	Cicis
14	Dairy Queen	45	Little Caesars
15	Hardee's	46	Little Caesars
16	Arby's	47	Hungry Howie's Pizza & Subs
17	Bojangles'	48	Domino's Pizza
18	Bojangles'	49	Pizza Hut
19	Bojangles'	50	Papa John's
20	Popeyes Louisiana Kitchen	51	Firehouse Subs
21	Popeyes Louisiana Kitchen	52	Which Wich
22	Chick-fil-A	53	Jimmy John's
23	Chick-fil-A	54	Subway
24	KFC US	55	Subway
25	Starbucks US	56	Subway
26	Cook Out	57	Subway
27	Moe's Southwest Grill	58	Jersey Mike's
28	Chipotle Mexican Grill	59	Panera Bread
29	Wingstop	60	Dunkin'
30	K&W Cafeteria	61	Tropical Smoothie Café
31	Jade Express	62	Taco Bell
		63	Taco Bell

HOTELS

1	Sleep Inn
2	Comfort Inn
3	Country Inn & Suites by Radisson
4	Quality Inn
5	Hampton
6	InTown Suites
7	Holiday Inn Express
8	Microtel Inn & Suites
9	Econo Lodge

AMENITIES

- Restaurants
- Hotels

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FOR MORE INFORMATION, PLEASE CONTACT:

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