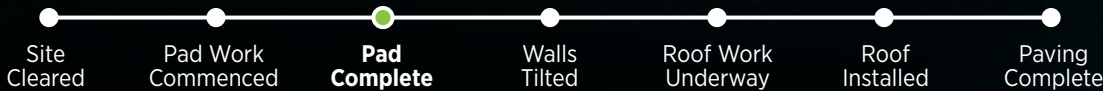


FOR LEASE | ±88,000-1,377,650 SF | DAVIDSON HWY, KANNAPOLIS, NC

85

EXCHANGE

CURRENT CONSTRUCTION STATUS



85-EXCHANGE.COM 
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 **TRINITY**CAPITAL

 **CUSHMAN & WAKEFIELD**

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85 EXCHANGE

/// SITE PLAN

LOCATION

US 73 & KANNAPOLIS PKWY
(35.43559, -80.68229)

TOTAL PARK SIZE

±1,377,650 SF

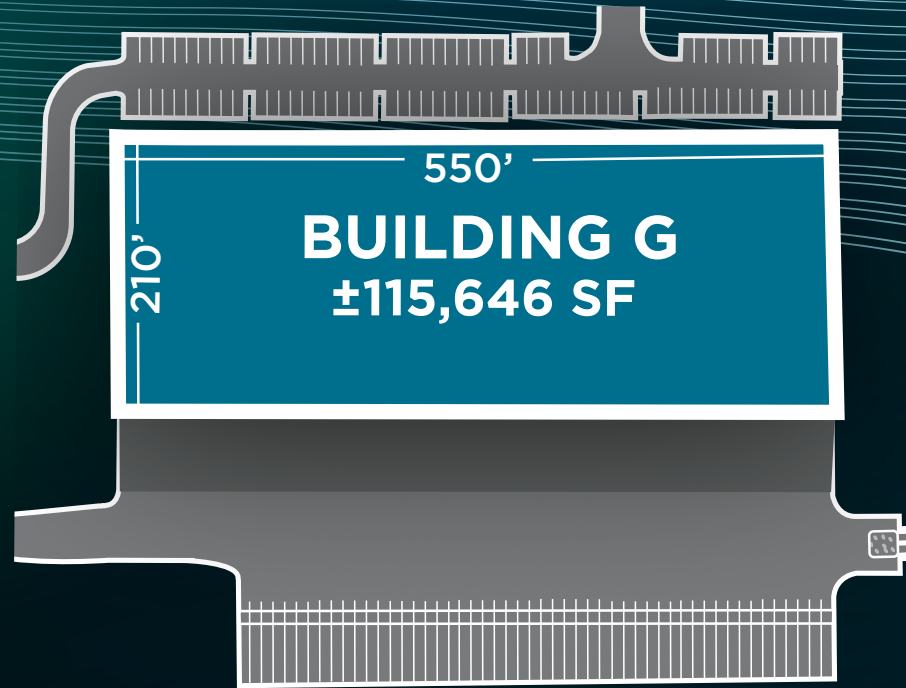
 PHASE I
(UNDER CONSTRUCTION)

 PHASE II



85 EXCHANGE

/// BUILDING G



SPACE AVAILABLE
±115,646 SF



BLDG DIMENSIONS
210' X 550'



LOADING
REAR LOAD



DRIVE-INS
2



CAR PARKING
102 SPACES



TRAILER PARKING
37 SPACES



CLEAR HEIGHT
32'



DOCK DOORS
31



POWER
1600 AMPS



///PIN DROP

DRIVE TIMES

	KEY	MILE(S)	MINUTES
CONCORD AIRPORT		5.9	11
UPTOWN CLT	-	21.8	26
CLT AIRPORT		30	25
		1.5	3
		10.8	16
		7.8	10
NORFOLK		310	5 HRS 4 MIN
WILMINGTON		218	3 HRS 30 MIN
CHARLESTON		230	3 HR 25 MIN
SAVANNAH		272	4 HRS

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



 ///PIN DROP: REGIONAL

GREENSBORO

73.2 MILES / 1.10 HOURS

RALEIGH

148.0 MILES / 2.25 HOURS

CHARLESTON - PORT

228.0 MILES / 3.50 HOURS

ATLANTA

260.0 MILES / 4.40 HOURS

SAVANNAH - PORT

271.0 MILES / 4.50 HOURS

NORFOLK - PORT

310.0 MILES / 5.10 HOURS





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