

INTRODUCING



160, 180, & 215 INTERNATIONAL DRIVE, CONCORD, NORTH CAROLINA

3 CLASS-A INDUSTRIAL BUILDINGS TOTALING 560,000 SF



DEVELOPED AND OWNED BY

**GRIFFIN
INDUSTRIAL REALTY**

LEASED AND MANAGED BY

**TRINITY
PARTNERS**

CAROLINA TRADEPORT



CLASS A INDUSTRIAL DEVELOPMENT BY **GRIFFIN**
INDUSTRIAL REALTY

CAROLINA TRADEPORT



CLASS A INDUSTRIAL DEVELOPMENT BY **GRIFFIN**
INDUSTRIAL REALTY

BUILDING DATA

| | |
|---------------------------|---|
| CONSTRUCTION TYPE: | Tilt Wall |
| DEPTH: | 210' |
| COLUMN SPACING: | 50' x 50' |
| STAGING BAY: | 50' x 60' |
| CLEAR HEIGHT: | 32' |
| SPRINKLER SYSTEM: | ESFR |
| DOCK DOORS: | 20, plus capacity for 23 additional (43 total) |
| DRIVE-IN DOORS: | 2 |
| VEHICULAR PARKING: | 134 |
| ROOF SYSTEM: | TPO 45 mil Roof |
| FLOOR: | 7" Slab-on-Grade |
| LIGHTING: | Energy Efficient LED |

AVAILABILITY

| | |
|---------------------------|--|
| TOTAL BUILDING SF: | ±147,000 SF |
| AVAILABLE SPACE: | ±147,000 SF |
| DIVISIBILITY: | ±10,500 SF bays |
| OFFICE SPACE: | ±1,500 SF; permitted, ready for construction |

FEATURES

- » Immediately adjacent to International Business Park
- » Double diverging diamond intersections at Poplar Tent Road/I-85 exit and Hwy 73/I-85 exit
- » Surplus trailer parking
- » City of Concord / Cabarrus County Economic Development Grant programs

UTILITIES AVAILABLE

| | |
|-------------------------|--------------------------|
| ELECTRIC: | City of Concord Electric |
| GAS: | PSNC Energy |
| WATER AND SEWER: | City of Concord |



CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com
Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

LEASED AND MANAGED BY

**TRINITY
PARTNERS**

DEVELOPED AND OWNED BY

**GRiffin
INDUSTRIAL REALTY**

CAROLINA TRADEPORT | 180 INTERNATIONAL DRIVE, CONCORD, NC

BUILDING DATA

| | |
|---------------------------|---|
| CONSTRUCTION TYPE: | Tilt Wall |
| DEPTH: | 210' |
| COLUMN SPACING: | 54' x 50' |
| STAGING BAY: | 54' x 60' |
| CLEAR HEIGHT: | 36' |
| SPRINKLER SYSTEM: | ESFR |
| DOCK DOORS: | 20, plus capacity for 16 additional (36 total) |
| DRIVE-IN DOORS: | 2 |
| VEHICULAR PARKING: | 135 |
| ROOF SYSTEM: | TPO 45 mil Roof |
| FLOOR: | 7" Slab-on-Grade |
| LIGHTING: | Energy Efficient LED |

AVAILABILITY

| | |
|---------------------------|--|
| TOTAL BUILDING SF: | ±136,000 SF |
| AVAILABLE SPACE: | ±136,000 SF |
| DIVISIBILITY: | ±11,340 SF bays |
| OFFICE SPACE: | ±1,500 SF; permitted, ready for construction |

FEATURES

- » Immediately adjacent to International Business Park
- » Double diverging diamond intersections at Poplar Tent Road/I-85 exit and Hwy 73/I-85 exit
- » Surplus trailer parking
- » City of Concord / Cabarrus County Economic Development Grant programs

UTILITIES AVAILABLE

| | |
|-------------------------|--------------------------|
| ELECTRIC: | City of Concord Electric |
| GAS: | PSNC Energy |
| WATER AND SEWER: | City of Concord |



CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com
Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

LEASED AND MANAGED BY

**TRINITY
PARTNERS**

DEVELOPED AND OWNED BY

**GRiffin
INDUSTRIAL REALTY**

CAROLINA TRADEPORT



CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com
Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

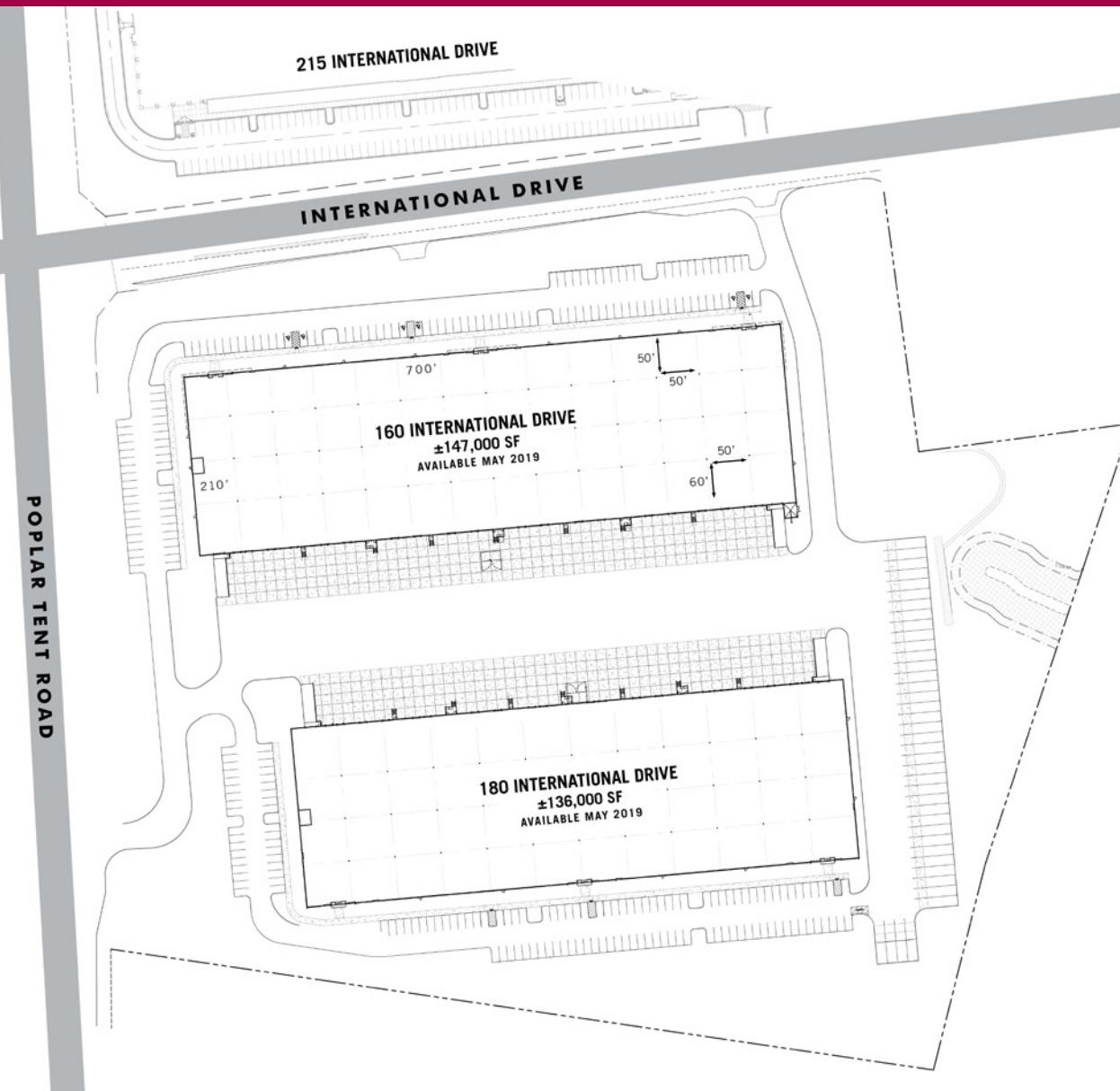
LEASED AND MANAGED BY

**TRINITY
PARTNERS**

DEVELOPED AND OWNED BY

**GRIFFIN
INDUSTRIAL REALTY**

CAROLINA TRADEPORT



CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com
Terry Brennan | 704-575-2497 | tjb@trinity-partners.com

LEASED AND MANAGED BY

TRINITY
PARTNERS

DEVELOPED AND OWNED BY

GRiffin
INDUSTRIAL REALTY