

FOR LEASE | ± 50,000-576,200 SF | DAVIDSON HWY, KANNAPOLIS, NC

85 EXCHANGE



Site Cleared Pad Work Commenced Pad Complete Walls Tilted Roof Work Underway Roof Installed Paving Complete

85-EXCHANGE.COM 
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TRINITYCAPITAL
BARINGS



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/// SITE PLAN
(CONCEPTUAL LAYOUT)

LOCATION

US 73 & KANNAPOLIS PKWY
(35.43559, -80.68229)

TOTAL PARK SIZE

±1,377,650 SF

 PHASE II
(DELIVERING Q4 2025)

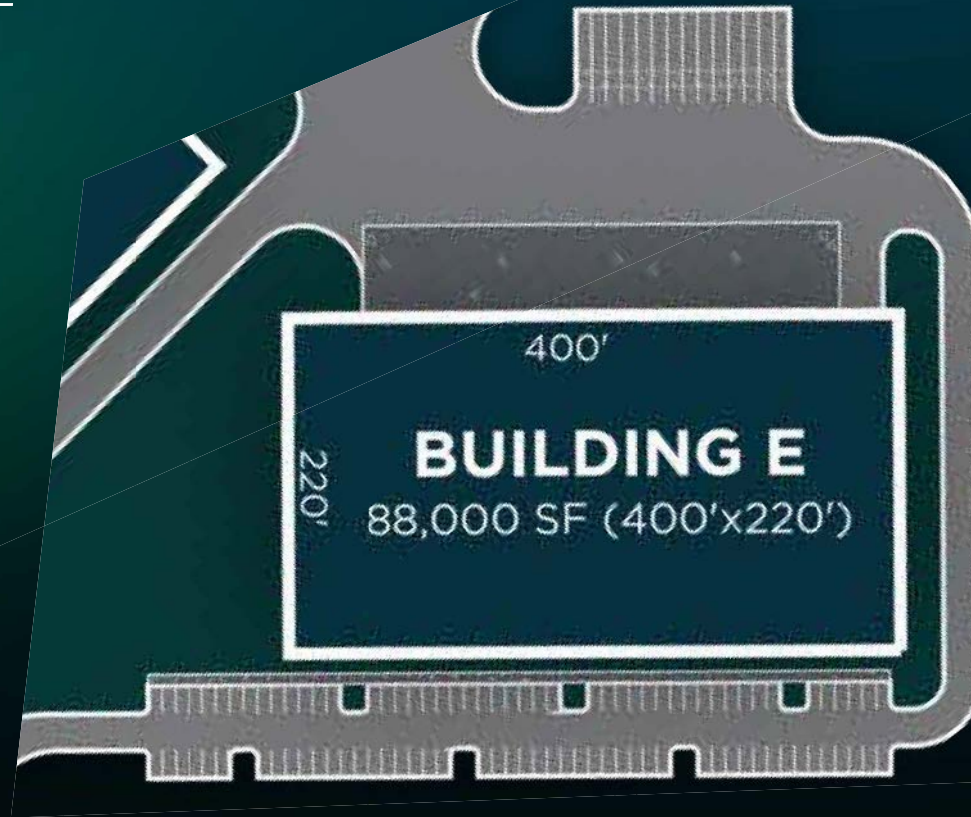
 PHASE III



85 **EXCHANGE**

/// BUILDING E

88,000 SF



SPACE AVAILABLE
88,000 SF



BLDG DIMENSIONS
400' X 220'



LOADING
REAR LOAD



DRIVE-INS
2 (14'X16')



CAR PARKING
76 SPACES



TRAILER PARKING
8 SPACES



CLEAR HEIGHT
32'



DOCK DOORS
19 (9' X 10')

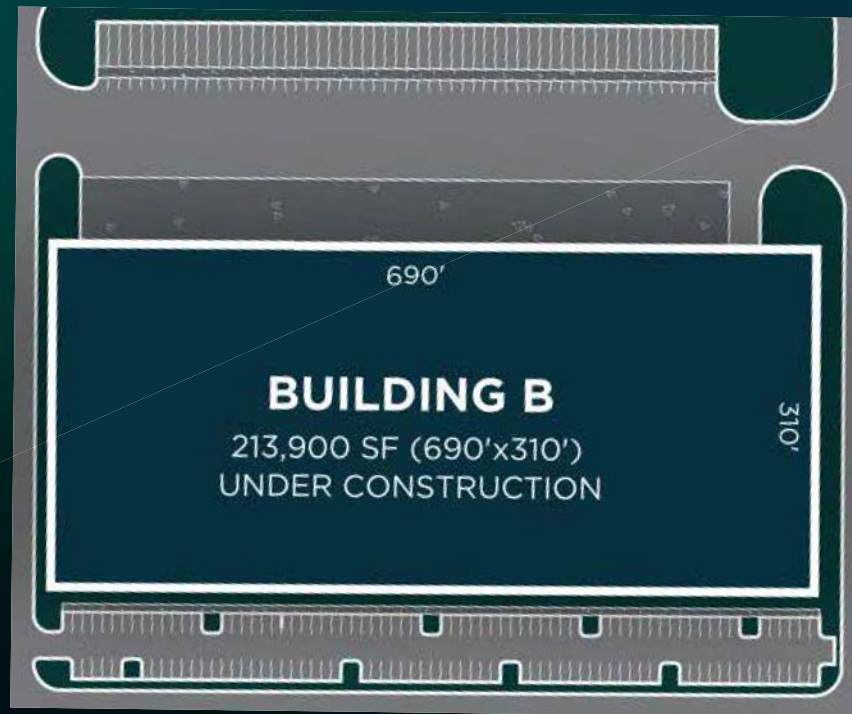


POWER
1,600 AMPS

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/// BUILDING B

213,900 SF



SPACE AVAILABLE
213,900 SF



BLDG DIMENSIONS
690' X 310'



LOADING
REAR LOAD



DRIVE-INS
2 (14'X16')



CAR PARKING
117 SPACES



TRAILER PARKING
39 SPACES



CLEAR HEIGHT
36'



DOCK DOORS
35 (9' X 10')



POWER
1,600 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
CHARLESTON		227	3 HR 56 MIN
ATLANTA		260	4 HRS 27 MIN
SAVANNAH		270	4 HRS 27 MIN
NORFOLK		308	5 HRS 3 MIN

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

227.0 MILES / 3.56 HOURS

ATLANTA

260.0 MILES / 4.40 HOURS

SAVANNAH - PORT

270.0 MILES / 4.27 HOURS

NORFOLK - PORT

308.0 MILES / 5.03 HOURS





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