



## FEATURES:

- ±75,000 SF to ±309,536 SF (Building D) now available
- Class A side-load building with 32' clear height
- ESFR sprinkler system
- Immediate access to Poplar Tent Road and Derita Road
- Excellent location with convenient access:

I-85 (Exit 52/Poplar Tent Road)	±0.9 mile
Concord Regional Airport	±1.5 miles
Concord Mills Mall (Exit 49)	±2.0 miles
I-485 (Exit 28/Mallard Creek/Derita Road)	±4.0 miles
Charlotte Douglas International Airport	±22.0 miles
- Recently completed infrastructure improvements on Poplar Tent Road, I-85 at Exit 52, and I-485 ensure long term value and viability of RiverOaks Corporate Center



FOR MORE INFORMATION, CONTACT:  
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## BUILDING SPECS

LOCATION:	8475 Automation Drive, NW Concord, NC 28027	COLUMN SPACING:	50' x 52'-6" with 60' deep speed bay
COUNTY:	Cabarrus	CONSTRUCTION:	
ACREAGE:	±28.28 acres	Walls:	Tilt concrete
AVAILABLE SF:	±75,000 SF to ±309,536 SF	Floors:	6" concrete slab; 4,000 PSI
OFFICE SF:	2,470 SF (expandable)	Structure:	Class A joist/girder system
ZONING:	Industrial	Roof:	TPO membrane system
CLEAR HEIGHT:	32' minimum	ON-SITE UTILITIES:	
LOADING:	Side load	Water:	3" main at building
LOADING DOORS:	54 dock high doors / 4 drive in doors	Sewer:	6" main at building
TRUCK COURT:	185' concrete	Power:	City of Concord
TRAILER PARKING:	70 spaces	Gas:	PSNC
CAR PARKING:	92 spaces / expandable to 146 spaces	LIGHTING:	Build-to-suit
FIRE PROTECTION:	ESFR		

## AERIAL



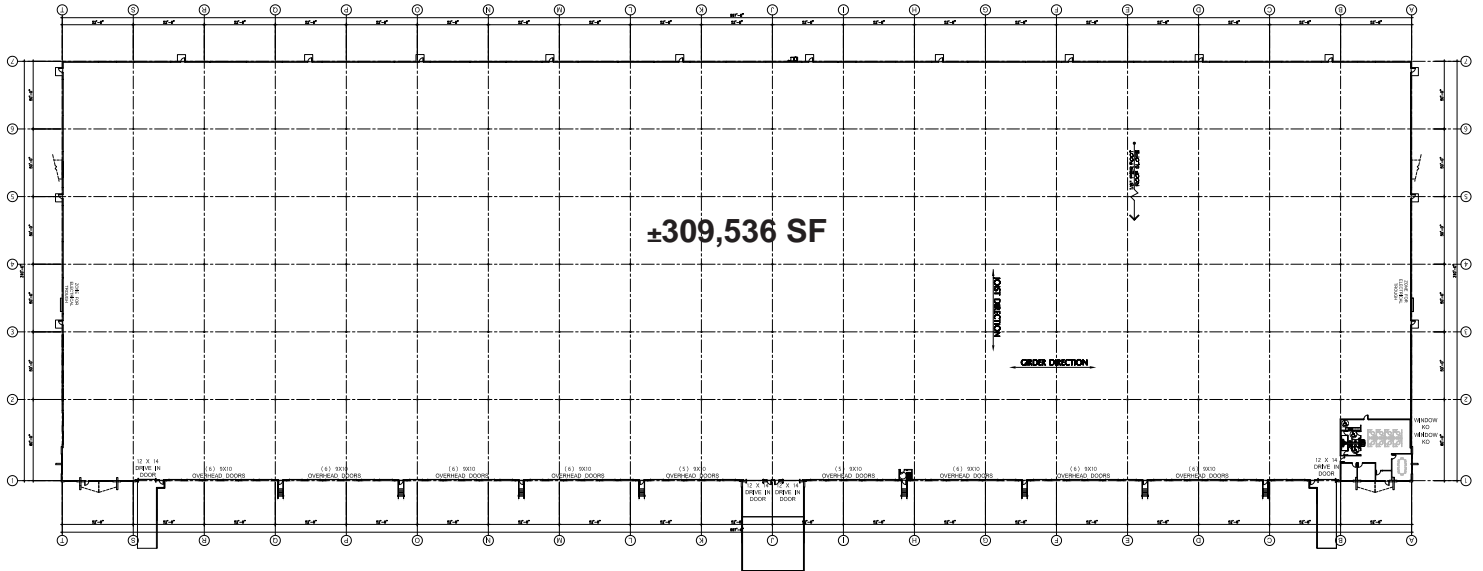
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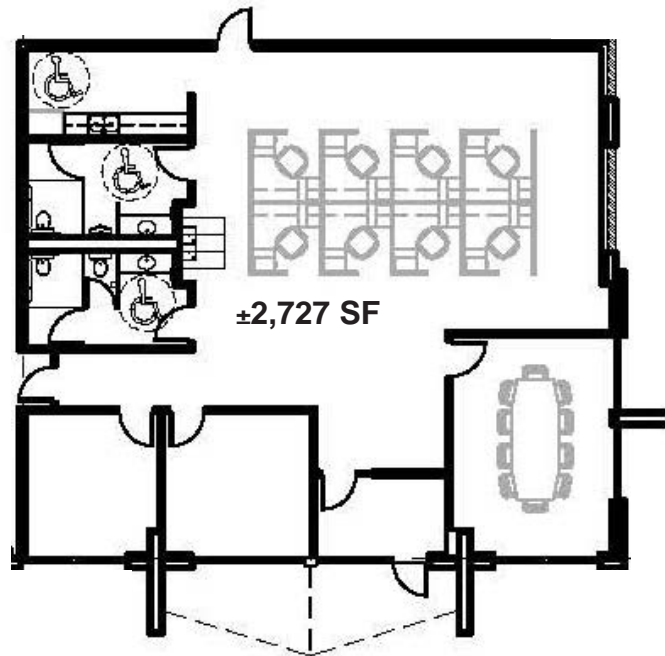
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**BUILDING PLAN**



**EXISTING OFFICE PLAN**



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## SITE PLAN

Building D is available for lease  
Building C is 100% leased  
Pads are graded for Buildings B, A and E



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