



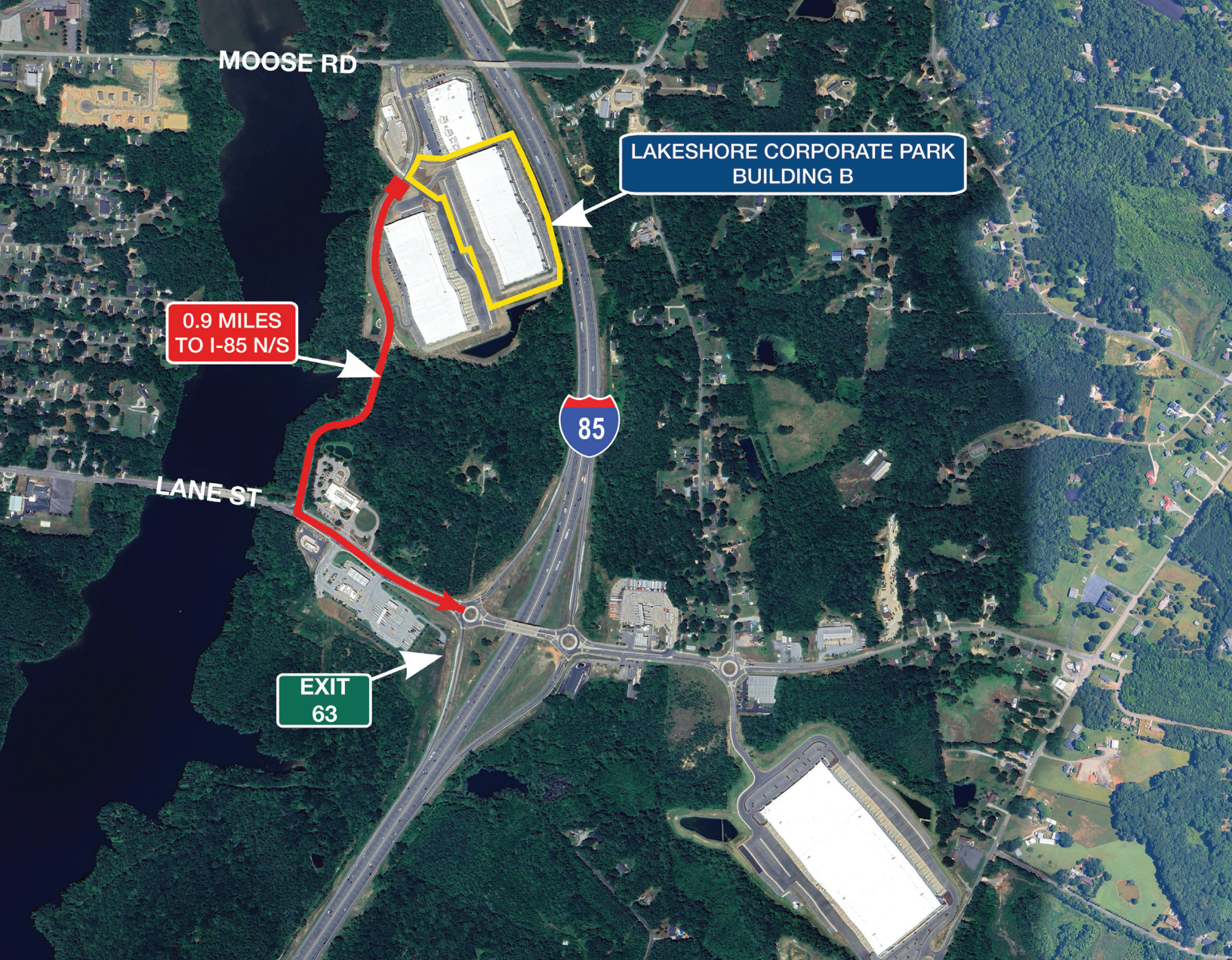
HIGHLY VISIBLE
FROM I-85
NOW AVAILABLE!
UP TO
295,533 SF

LAKE SHORE CORPORATE PARK BUILDING B

2860 Stadium Drive, Kannapolis, NC 28083

 **IDI Logistics**

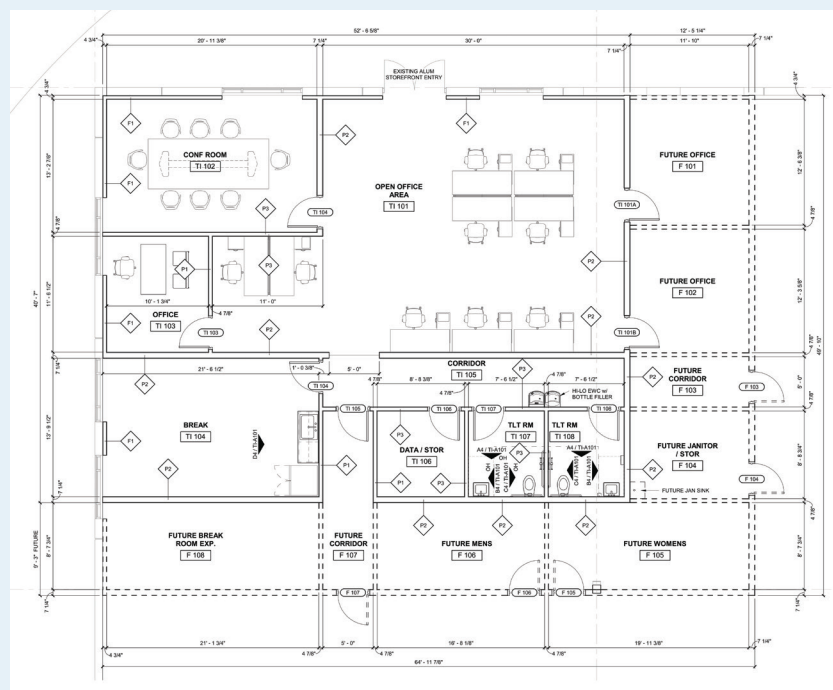
www.idilogistics.com



Lakeshore Corporate Park, Building B is a state-of-the-art, newly constructed industrial building located northeast of Charlotte. This 295,533 SF industrial building is located less than 1 mile to I-85, 15.5 miles north of the I-485 interchange, and 31.8 miles to Charlotte Douglas International Airport. Surrounded by a robust transportation infrastructure, Building B sits directly along the I-85 corridor, the most strategic and efficient stretch of interstate in the market. Moreover, the availability of a skilled labor force within the region ensures seamless operations for businesses in the area.



1,935 SF SPEC OFFICE PLAN



295,533

available
square
feet

1 MILE TO I-85 - OFFERING IMMEDIATE ACCESS TO THE MOST STRATEGIC AND EFFICIENT STRETCH OF INTERSTATE IN THE MARKET.

IDEALLY POSITIONED TO SUPPORT BOTH LOCAL LAST-MILE DELIVERY AND A BROADER REGIONAL AND NATIONAL DISTRIBUTION NEEDS

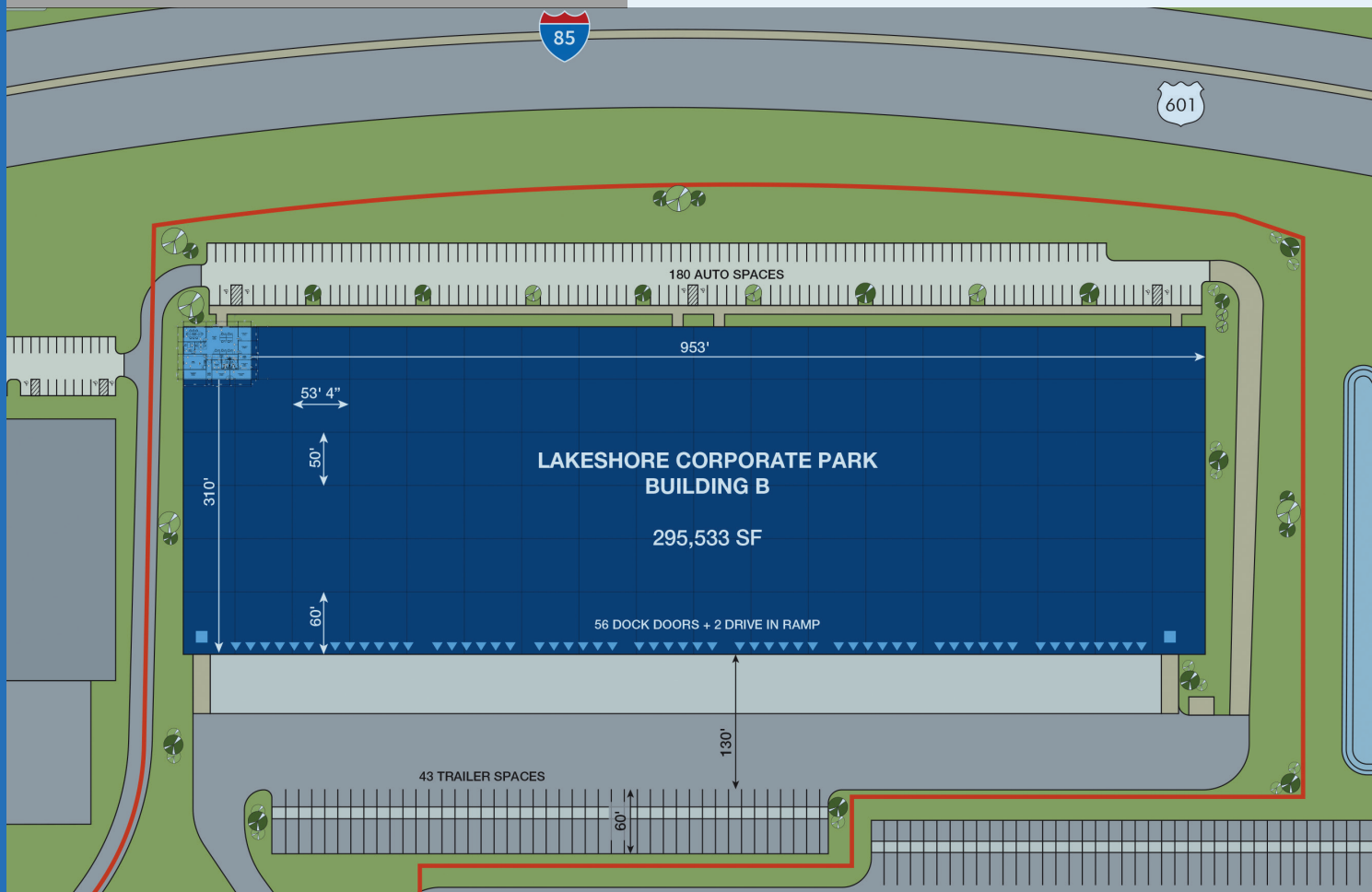
EXCEPTIONAL FRONTAGE ALONG I-85

AVAILABILITY TO BE SUB-DIVIDED INTO 3 SPACES

SEPARATE AUTO AND TRUCK ACCESS POINTS

HIGHLY DESIRABLE LOCATION ALONG I-85 CORRIDOR

BUILDING TYPE:	Rear-Load
CLEAR HEIGHT:	36' at first column line
AUTO PARKING:	180 spaces
TRAILER PARKING:	43 spaces
SPEC OFFICE:	1,935 SF
DOCK DOORS:	56 (9' x 10') manually operated with 12" bumpers installed on all doors
DRIVE-IN DOORS:	2 (14' x 16') motorized roll up doors
BUILDING DIMENSIONS:	310'D x 953'W
TYPICAL BAY SIZE:	50'D x 53'4"W
STAGING BAY SIZE:	60'D x 53'4"W
TRUCK COURT:	130' D
FIRE PROTECTION:	ESFR system
ROOF SYSTEM:	60 MIL, mechanically attached, TPO roof system with R-25 insulation with 20-year warranty.
FLOORING SYSTEM:	7" unreinforced slab; 4,000 psi over 4" of stone below the slab on grade.
HVAC:	Heat for freeze protection; two (2) air changes per hour
ELECTRICAL SERVICE:	480/277V service with one (1) house service; 1,500 amps
LIGHTING:	LED High bay fixtures
ZONING:	HI-CZ





NOTABLE DISTANCES

AIR

Charlotte Douglas Int'l Airport 31.8 miles
 Raleigh-Durham Int'l Airport 127 miles
 Hartsfield-Jackson Int'l Airport 276 miles

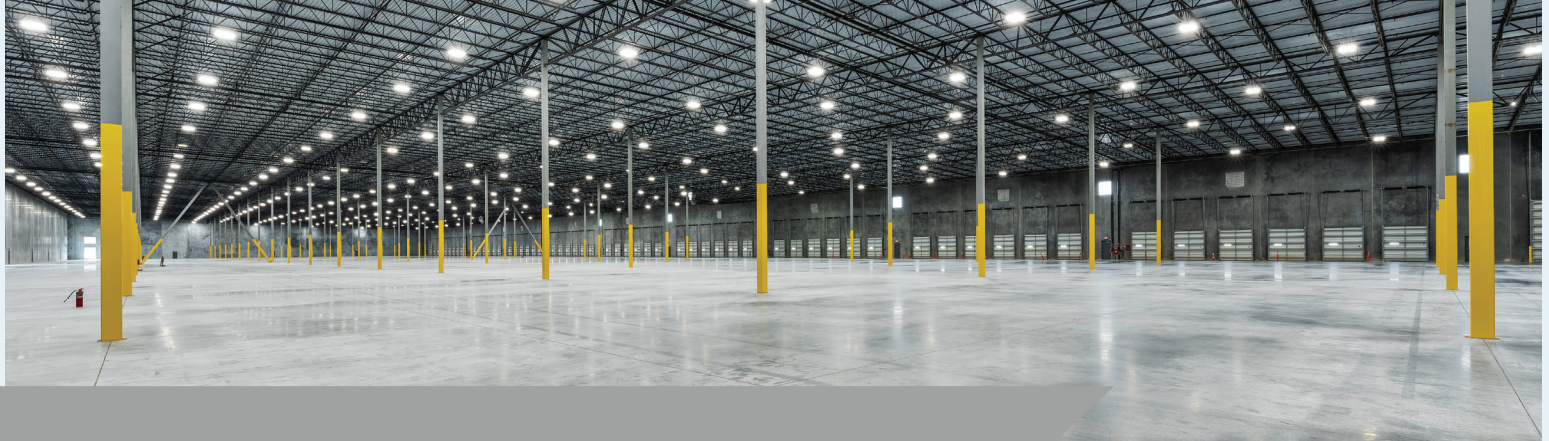
INTERSTATE

I-85 0.9 mile
 I-485 15.8 miles
 I-77 (N/S) 24.9 miles

PORTS

Inland Port Greer 113 miles
 Charleston, SC 239 miles
 Savannah, GA 280 miles
 Norfolk, VA 298 miles
 Brunswick, GA 355 miles
 Jacksonville, FL 411 miles

Lakeshore Corporate Park Building B
 provides excellent access to an unparalleled
 transportation network facilitating a connection
 to the global economy.



For more information, or to set up a tour, please contact:



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