

# LAKE SHORE



## CORPORATE PARK

STADIUM DRIVE | KANNAPOLIS, NC 28083

# FOR LEASE

THREE INSTITUTIONAL INDUSTRIAL DOCK-HIGH  
BUILDINGS TOTALING 700,912 SF

AVAILABLE IN SF; 295,532 SF; 279,000 SF OR  
SMALLER INCREMENTS



STONEMONT

CBRE



# LAKE SHORE



## CORPORATE PARK

STADIUM DRIVE | KANNAPOLIS, NC 28083

**BEST IN CLASS  
STATE OF THE ART  
NEW CONSTRUCTION**







# PROPERTY OVERVIEW

## 3 BUILDING PARK



### • Building A

- ±126,380 SF
- Clear Height: 32'
- Building Dimensions: 493.3' x 260'
- Floor Thickness: 6" Fiber Enforced
- Parking Spaces: 117
- Trailer Parking: 0
- ESFR
- Column Spacing: 50' x 53'4"
- Speed Bay Size: 60'
- Dock-High Doors: 26
- Drive-In Doors: 2

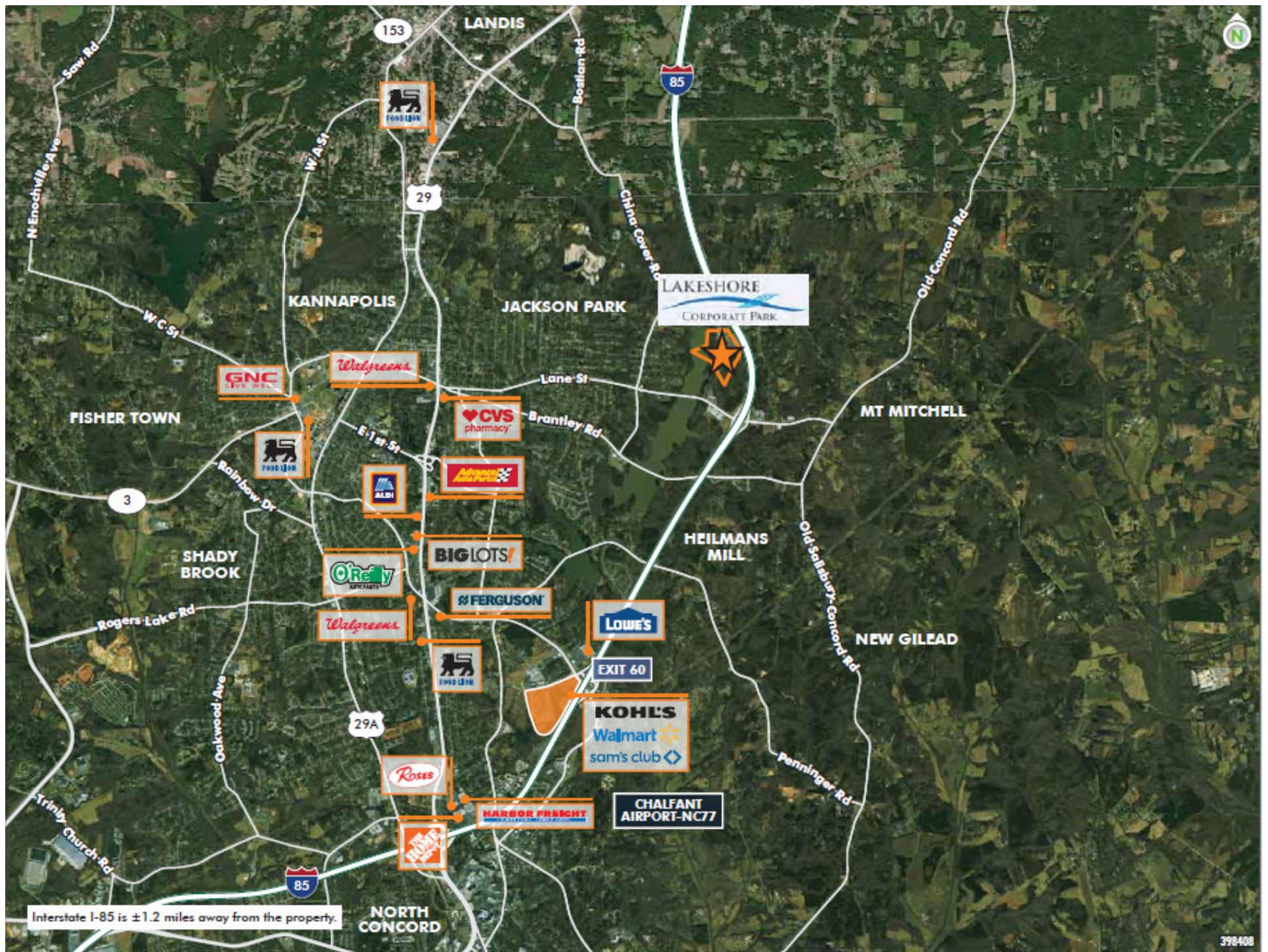
### • Building B - 2860 Stadium Drive

- ±293,553 SF
- Clear Height: 36'
- Building Dimensions: 950' x 310'
- Floor Thickness: 7"
- Parking Spaces: 181
- Trailer Parking: 43
- ESFR
- Column Spacing: 50' x 53'4"
- Speed Bay Size: 60'
- Dock-High Doors: 41
- Drive-In Doors: 2
- 1,935 SF of Spec Office Space

### • Building C - 2820 Stadium Drive

- ±279,000 SF
- Clear Height: 36'
- Building Dimensions: 900' x 310'
- Floor Thickness: 7"
- Parking Spaces: 144
- Trailer Parking: 58
- ESFR
- Column Spacing: 50' x 53'4"
- Speed Bay Size: 60'
- Dock-High Doors: 56
- Drive-In Doors: 2
- 1,990 SF of Spec Office Space







# LOCATION & DEMOGRAPHICS

(20 MILES RADIUS)

## POPULATION(2022)

785,061

## AVERAGE HOUSEHOLD INCOME

\$104,309

## TOTAL BUSINESSES

27,023

## LABOR FORCE POPULATION

384,460

## UNEMPLOYMENT RATE

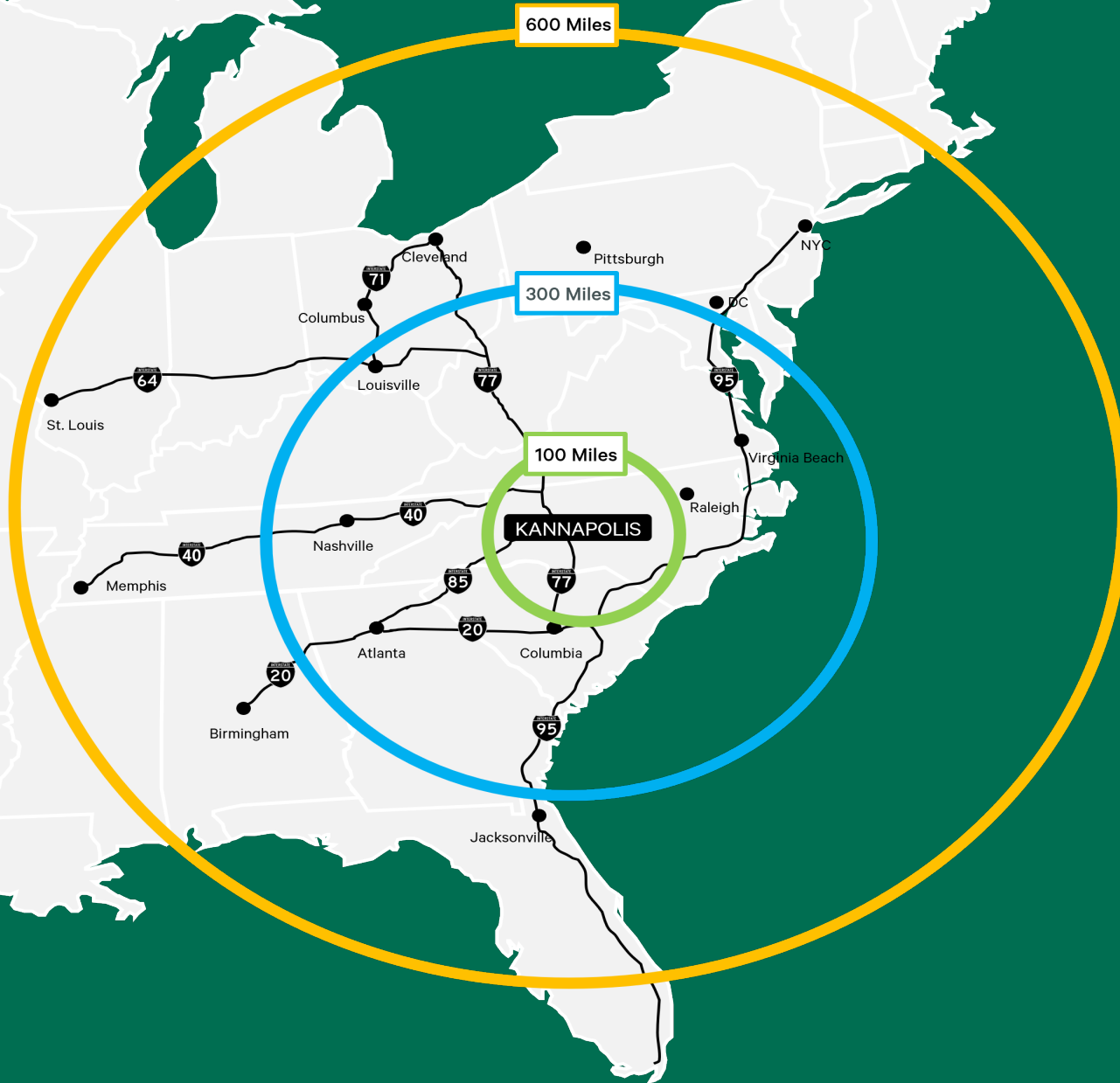
3.3%

## EDUCATION ATTAINMENT

High School or Greater 92.2%

Some Level of College 70%

Assoc. Degree or Greater 50%

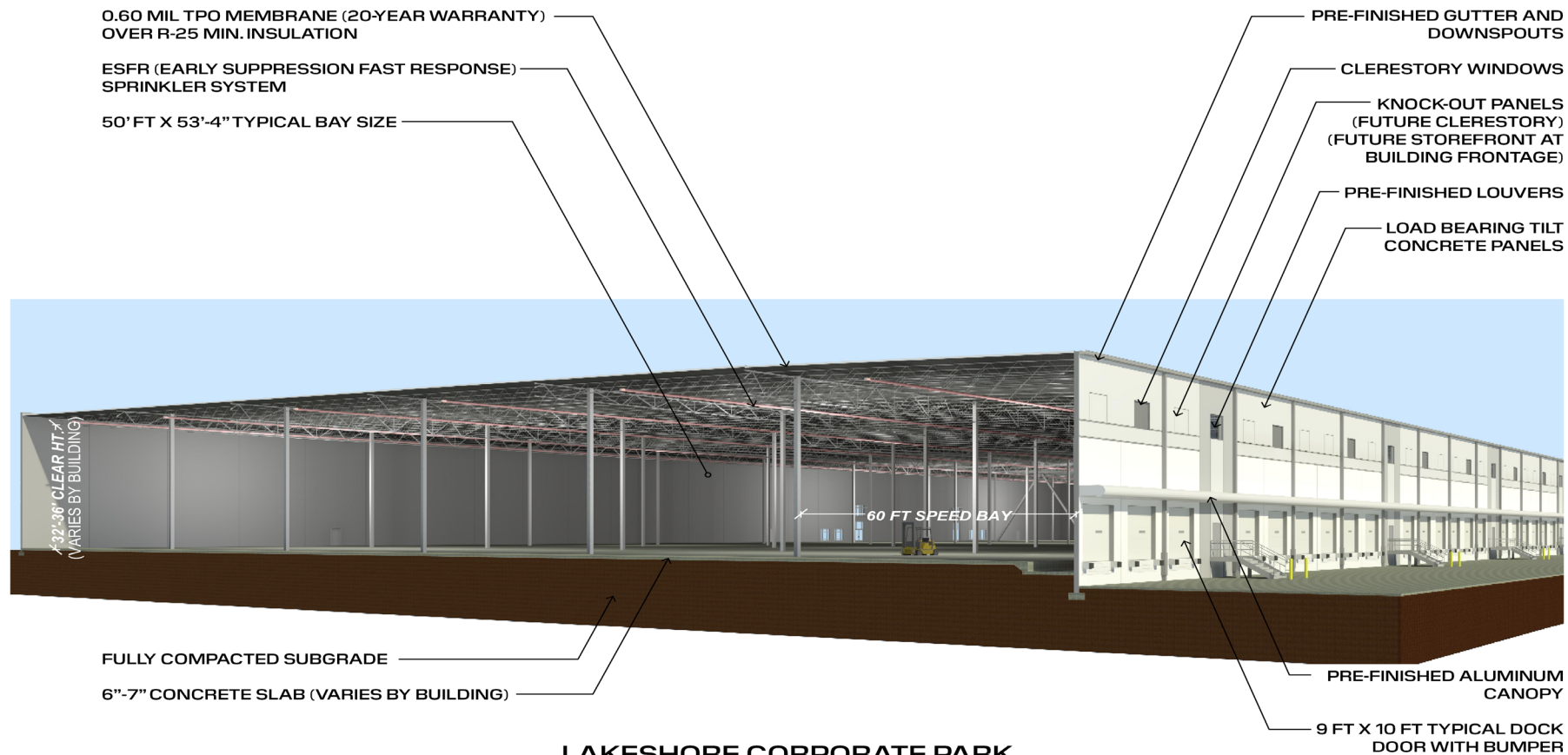




# SITE PLAN







## LAKESHORE CORPORATE PARK

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