



KANNAPOLIS, NC
INTERSTATE 85 (EXIT 65)

OVERLOOK

AT KANNAPOLIS CROSSING

KC100

+/- 196,000 TO 729,872 SF AVAILABLE

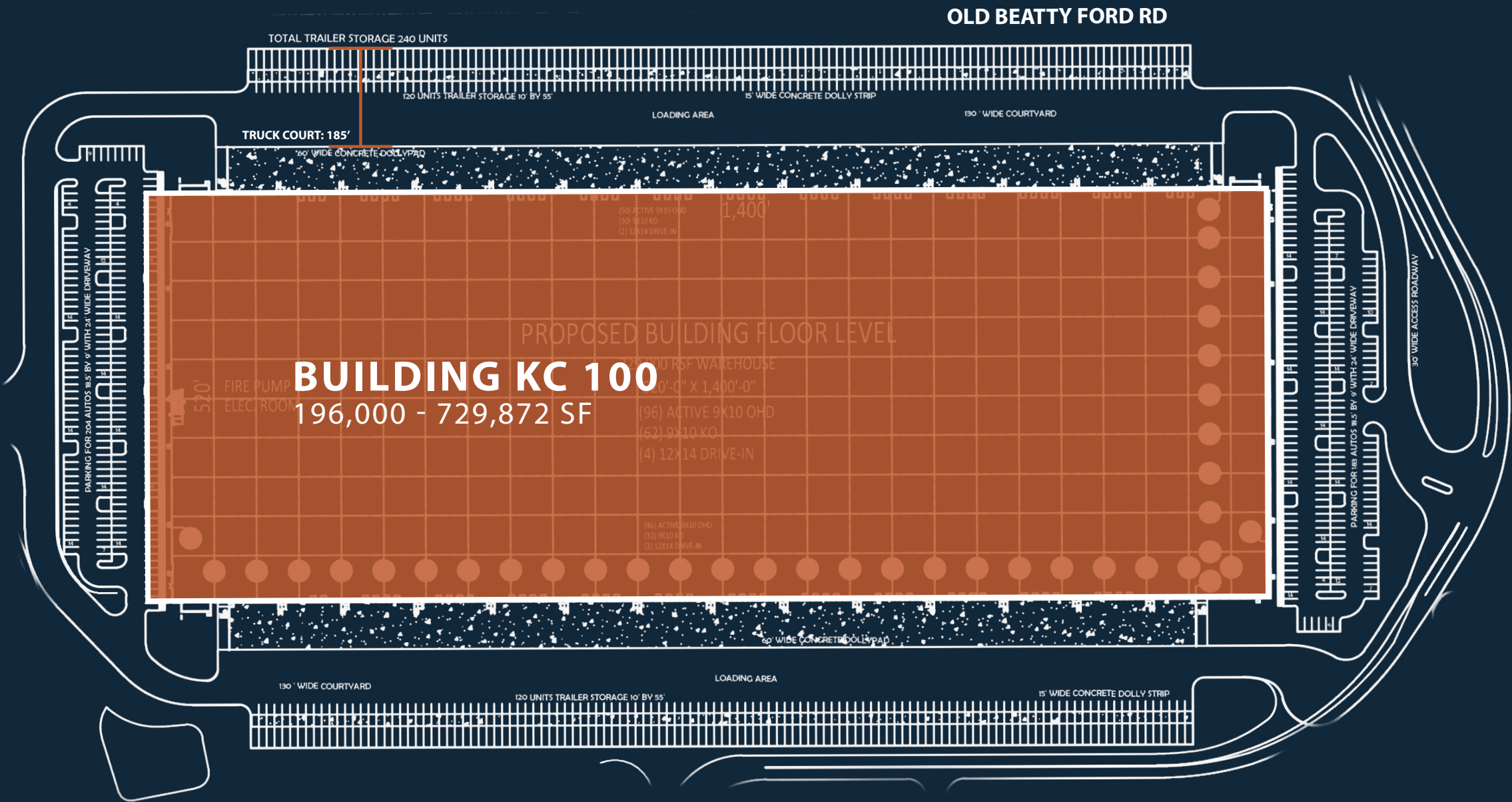
FOUNDRY
COMMERCIAL



HUDSON
CAPITAL
PROPERTIES

BUILDING KC 100

BUILDING FEATURES



DETAILS

SQUARE FOOTAGE	729,872	DIMENSIONS	520' x 1,404'	DOCK DOORS	UP TO 160 DH DOORS	CAR PARKING	387 SPACES	ROOF	60MIL TPO
CLEAR HEIGHT	40'	COLUMN SPACING	54'x 50' w/ 60' SPEED BAYS	DI DOORS	(4) 14'W X 16'H	TRAILER PARKING	240 SPOTS (CAN ADD MORE)	LIGHTING	20FC LED FIXTURES
FLOORS	7" CONCRETE SLAB	SPRINKLER	ESFR	EQUIPMENT	40LB PIT LEVELERS	TRUCK COURT	185'	ELECTRICAL	4,000 AMPS



SITE PLANS + DETAILS

ACCESS Old Beatty Ford Rd.

CITY Kannapolis, NC

COUNTY Rowan

TYPE Class A Master Planned Business Park

ZONING Industrial

UTILITIES AVAILABLE Public water/sewer, electric and gas on site

VISIBILITY Frontage on both I-85 & Old Beatty Ford Rd and access off Exit 65

PHASE 1

48,000 - 729,872 SF

KC100, KC200, KC300

PHASE 2

83,000 - 1M SF

CONCEPTUAL SITE PLAN
SUBJECT TO CHANGE

DEMOS / VPD / DRIVE TIME

OVERVIEW



DEMOGRAPHICS

	20 MI	40 MI	60 MI
POPULATION	739,570	2.73M	4.62M
HOUSEHOLDS	289,064	1.1M	1.86M
EMPLOYEES	239,468	1.05M	1.76M
BUSINESSES	29,849	118,129	188,484

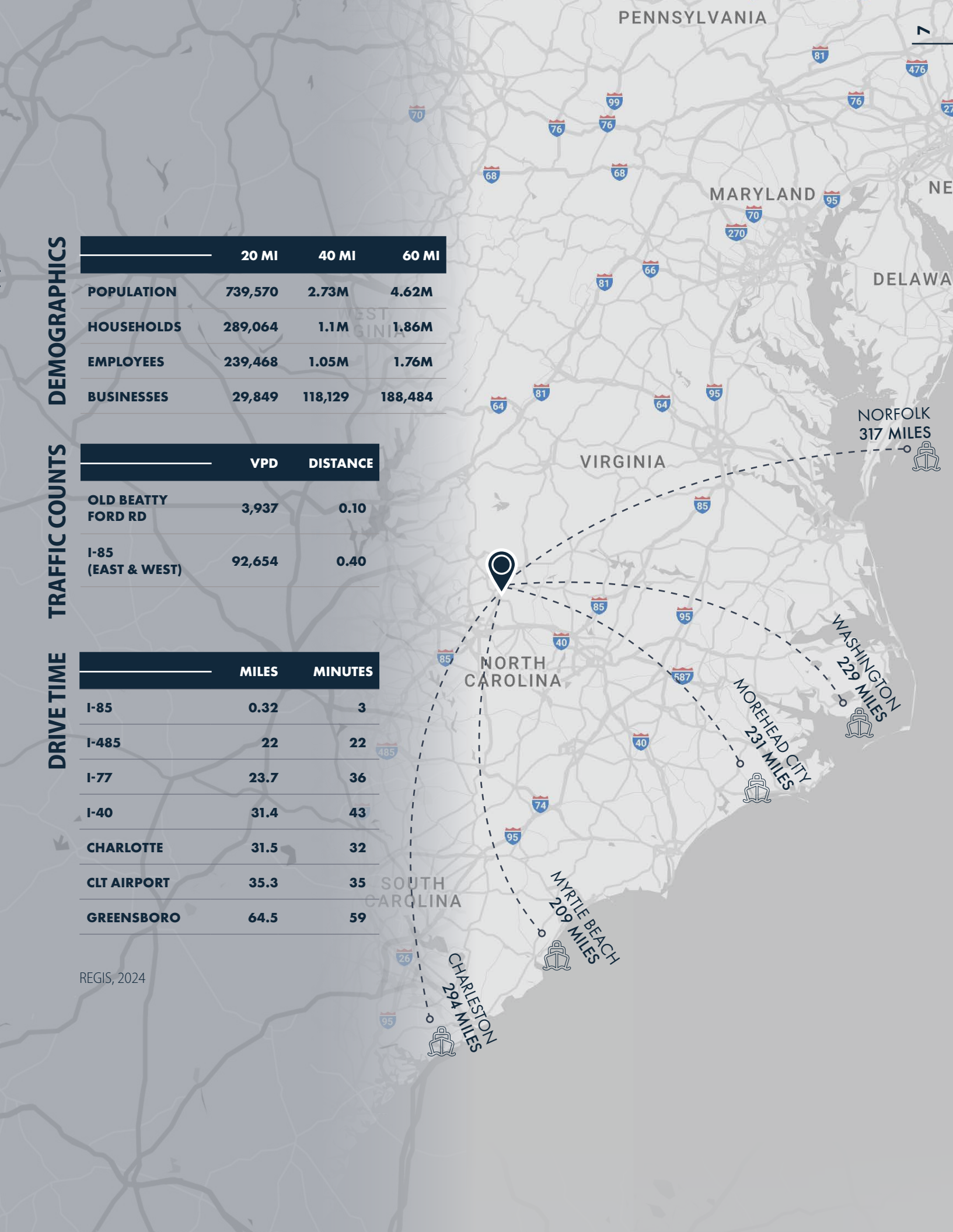
TRAFFIC COUNTS

	VPD	DISTANCE
OLD BEATTY FORD RD	3,937	0.10
I-85 (EAST & WEST)	92,654	0.40

DRIVE TIME

	MILES	MINUTES
I-85	0.32	3
I-485	22	22
I-77	23.7	36
I-40	31.4	43
CHARLOTTE	31.5	32
CLT AIRPORT	35.3	35
GREENSBORO	64.5	59

REGIS, 2024



FOR MORE INFORMATION

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IT'S
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