LAKESHORE CORPORATE PARK BUILDING B

AVAILABLE NOW

FOR LEASE | 295,533 SF AVAILABLE

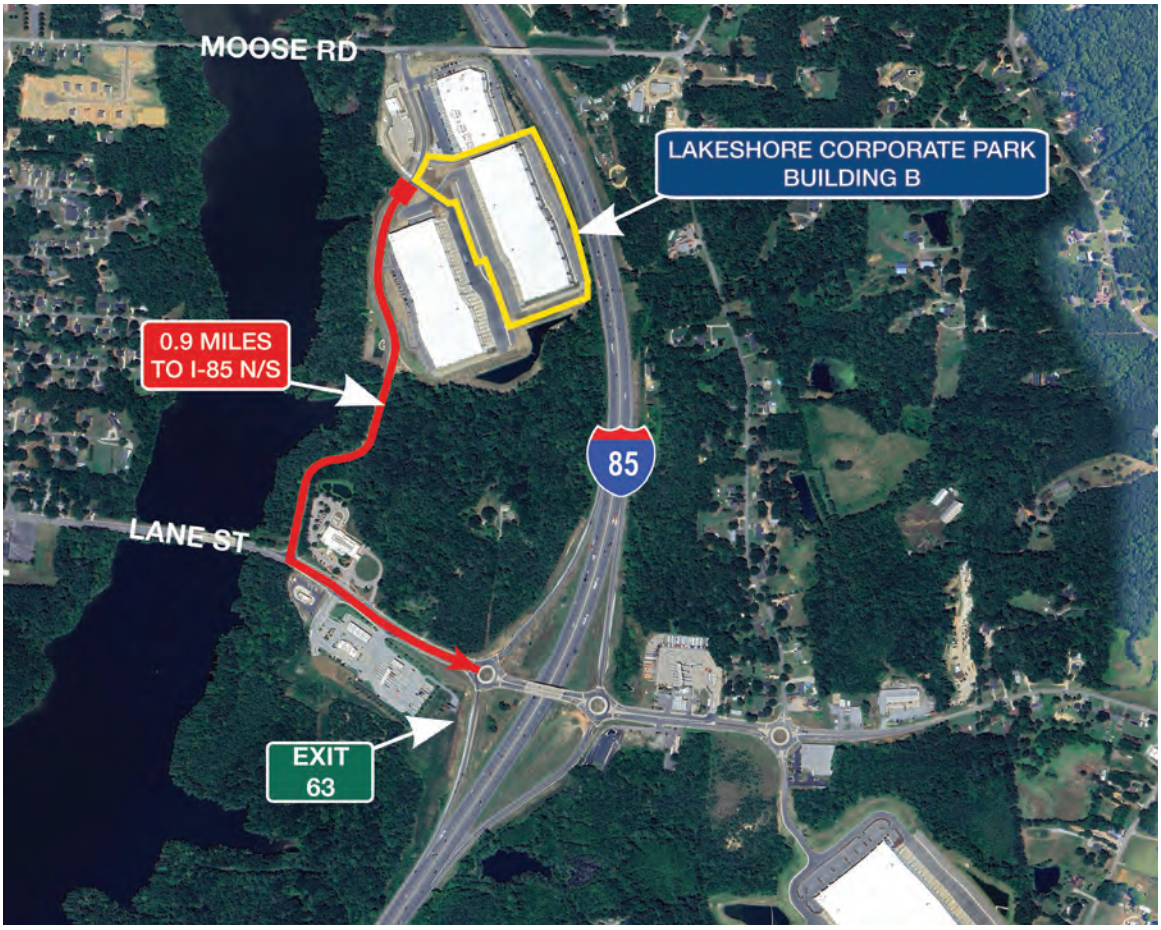
2860 Stadium Drive, Kannapolis, NC 28083



- 1 Mile to I-85 - offering immediate access to the most strategic and efficient stretch of interstate in the market.
- Ideally positioned to supposed 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.

IDI Logistics

JLL

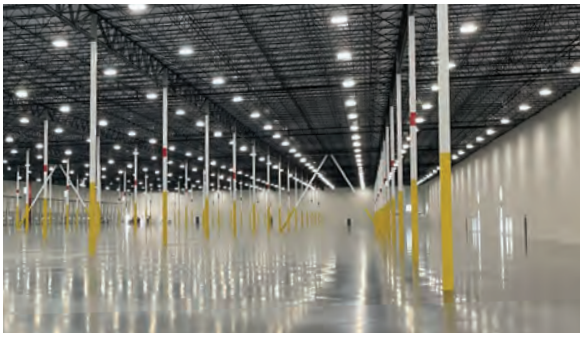


Lakeshore Corporate Park, Building B is a state-of-the-art, newly constructed industrial building located northeast of Charlotte. This 295,533 SF industrial building is located less than 1 mile to I-85, 15.5 miles north of the I-485 interchange, and 31.8 miles to Charlotte Douglas International Airport. 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.

ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

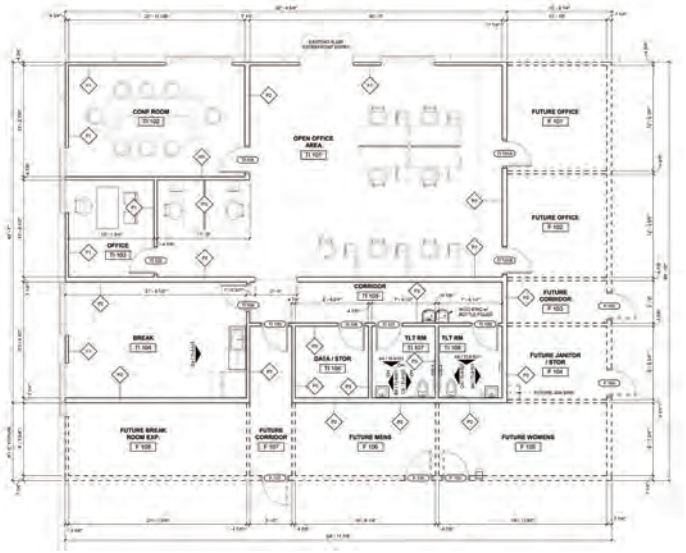
We are dedicated to serving our customers with exceptional quality and service.



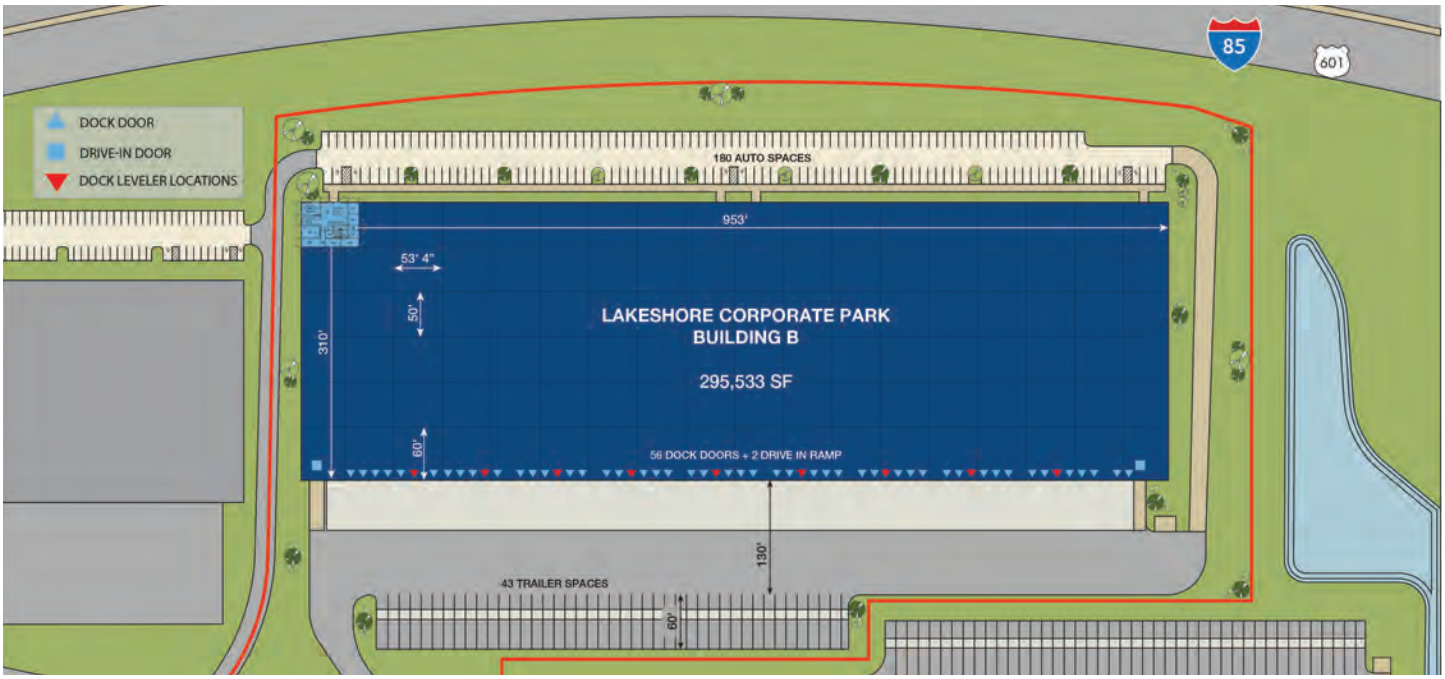
AVAILABLE SPACE

295,533 SQUARE FEET

1,935 SF SPEC OFFICE PLAN



BUILDING TYPE:	Rear-Load
CLEAR HEIGHT:	36’
BUILDING DIMENSIONS:	310’D x 953’W
DOCK DOORS:	56 (9’ x 10’) manually operated with 12” bumpers installed on all doors
DOCK LEVELERS:	Nine (9) 35k lb levelers with a fan/light combo
DRIVE-IN DOORS:	2 (14’ x 16’) motorized roll up doors
AUTO PARKING:	180 spaces
TRAILER PARKING:	43 spaces
TYPICAL BAY SIZE:	50’D x 53’4”W
STAGING BAY SIZE:	60’D x 53’4”W
FIRE PROTECTION:	ESFR
POWER:	480/277V service with one (1) house service; 1,500 amps
ROOF SYSTEM:	60 MIL, mechanically attached, TPO roof system with R-25 insulation with 20-year warranty
FLOORING SYSTEM:	7” reinforced slab; 4,000 psi over 4” of stone below the slab on grade
HVAC:	Heat for freeze protection; two (2) air changes per hour
WAREHOUSE LIGHTING:	LED High bay fixtures
ZONING:	HI-CZ



PARK LOCATION



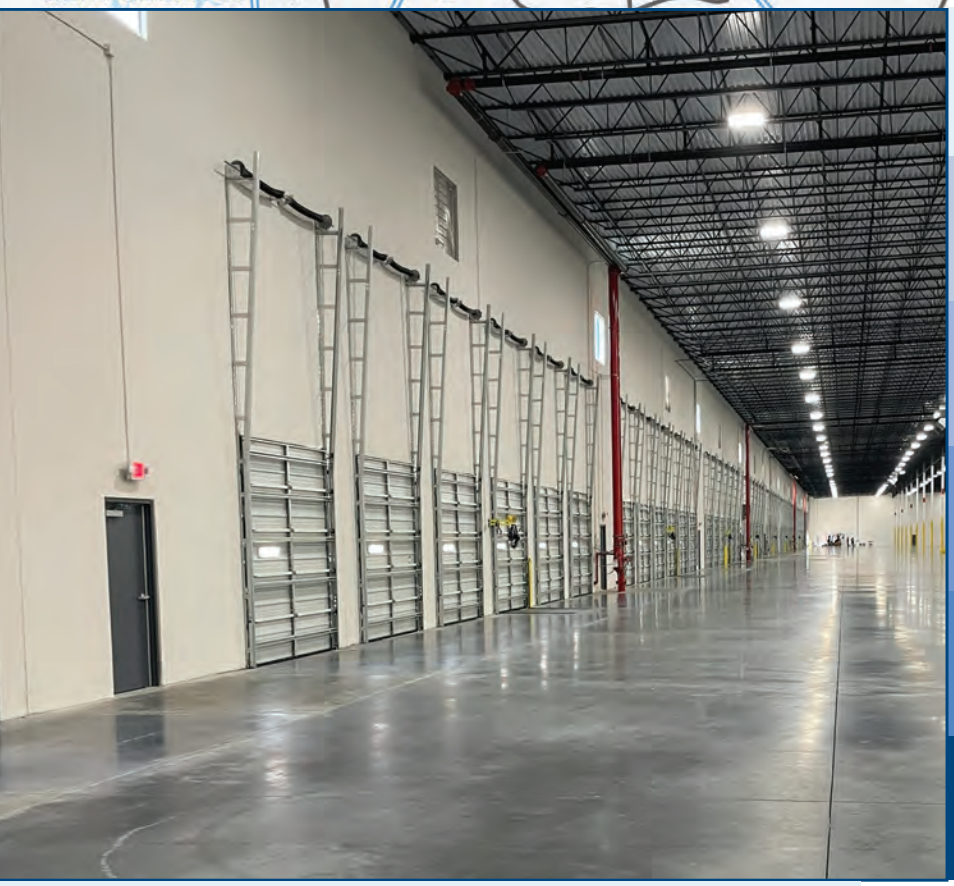
DRIVING DISTANCES

MAJOR ROADS

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

AIRPORTS / PORTS

Charlotte Douglas Int'l Airport	31.8 miles
Inland Port Greer (SC)	113 miles
Raleigh-Durham Int'l Airport	127 miles
Port of Charleston (SC)	239 miles
Harstfield-Jackson Int'l Airport	276 miles
Port of Savannah (GA)	280 miles
Port of Norfolk (VA)	298 miles
Port of Brunswick (GA)	355 miles
Port of Jacksonville (FL)	411 miles



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

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