

AVAILABLE IMMEDIATELY



Bailey Commerce Center

10847 Bailey Rd
Cornelius, NC 28031

**New Construction, Class-A Industrial
Facility For Lease**

Photo as of September, 2024



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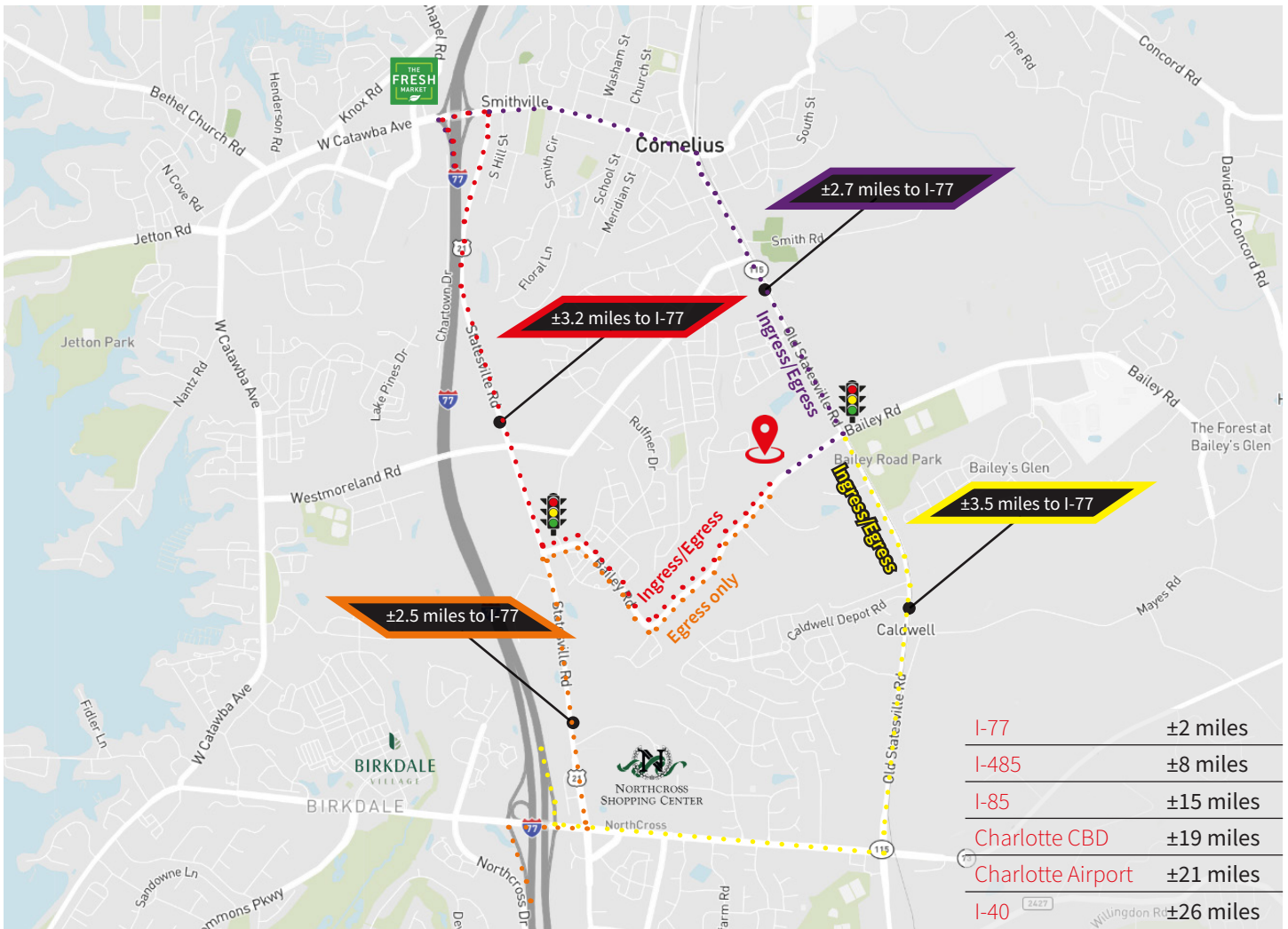


**CROW
HOLDINGS**

DEVELOPMENT

22,050 - 110,250 SF AVAILABLE

Property Location



Local Amenities:

Quick Numbers:

5 Mile Radius

- 50+** dining options
- 11+** gas stations
- 15+** grocery stores
- 25+** hotel accommodations

Property Specifications



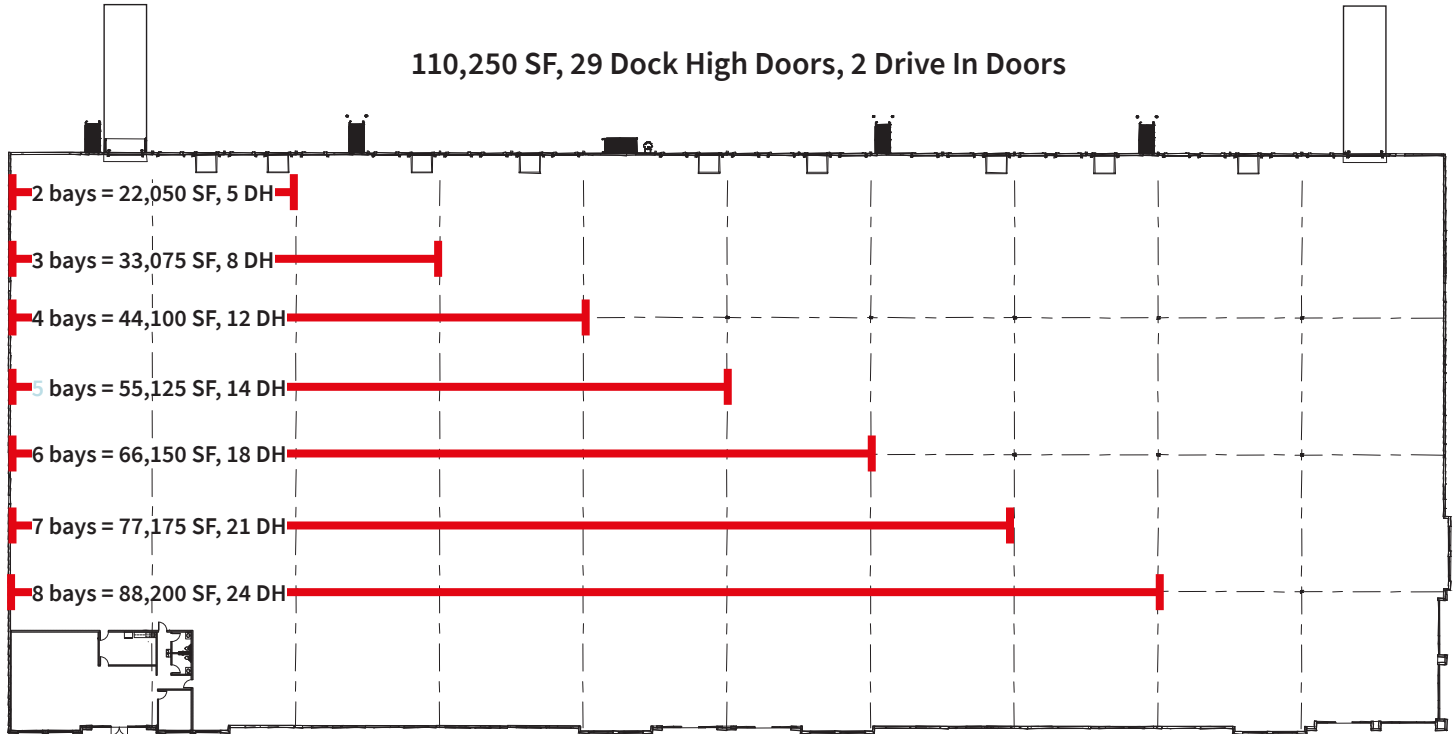
BUILDING 2

Total SF	± 110,250 SF
Bay Size	± 11,025 SF
Office SF	± 2,500 SF Make Ready Office
Clear Height	32'
Loading	29 dock high doors, 2 drive in doors
Dock Equipment	(9) 7'x8' 35,000 lb mechanical leveler Dock bumpers & quad outlets
Column Spacing	50' X 52'6" (60' speed bay)
Building Dimensions	525' X 210'
Trailer Parking	25 dedicated positions
Auto Parking	131 positions
Power	1200 Amps



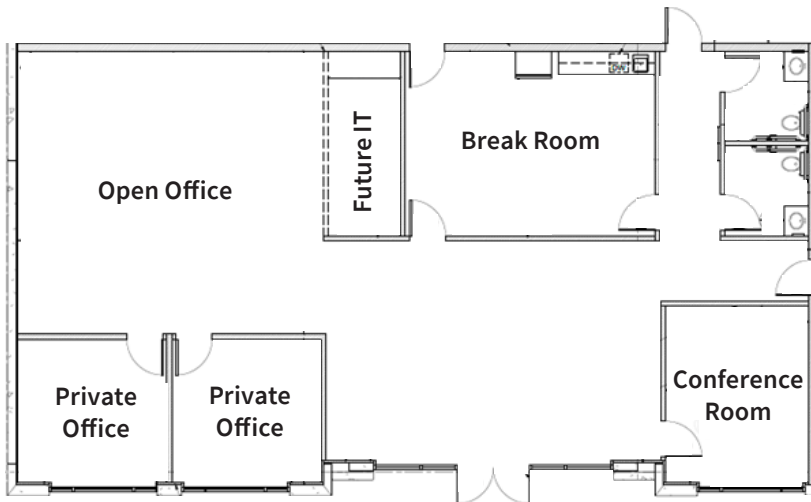
Property Floorplan

110,250 SF, 29 Dock High Doors, 2 Drive In Doors



Make Ready Office

2,500 SF



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