



CONCORD COMMERCE CENTER



1149 Morris Tract, Concord, NC

Delivering Q4 2025

Available Space: ±392,040 SF

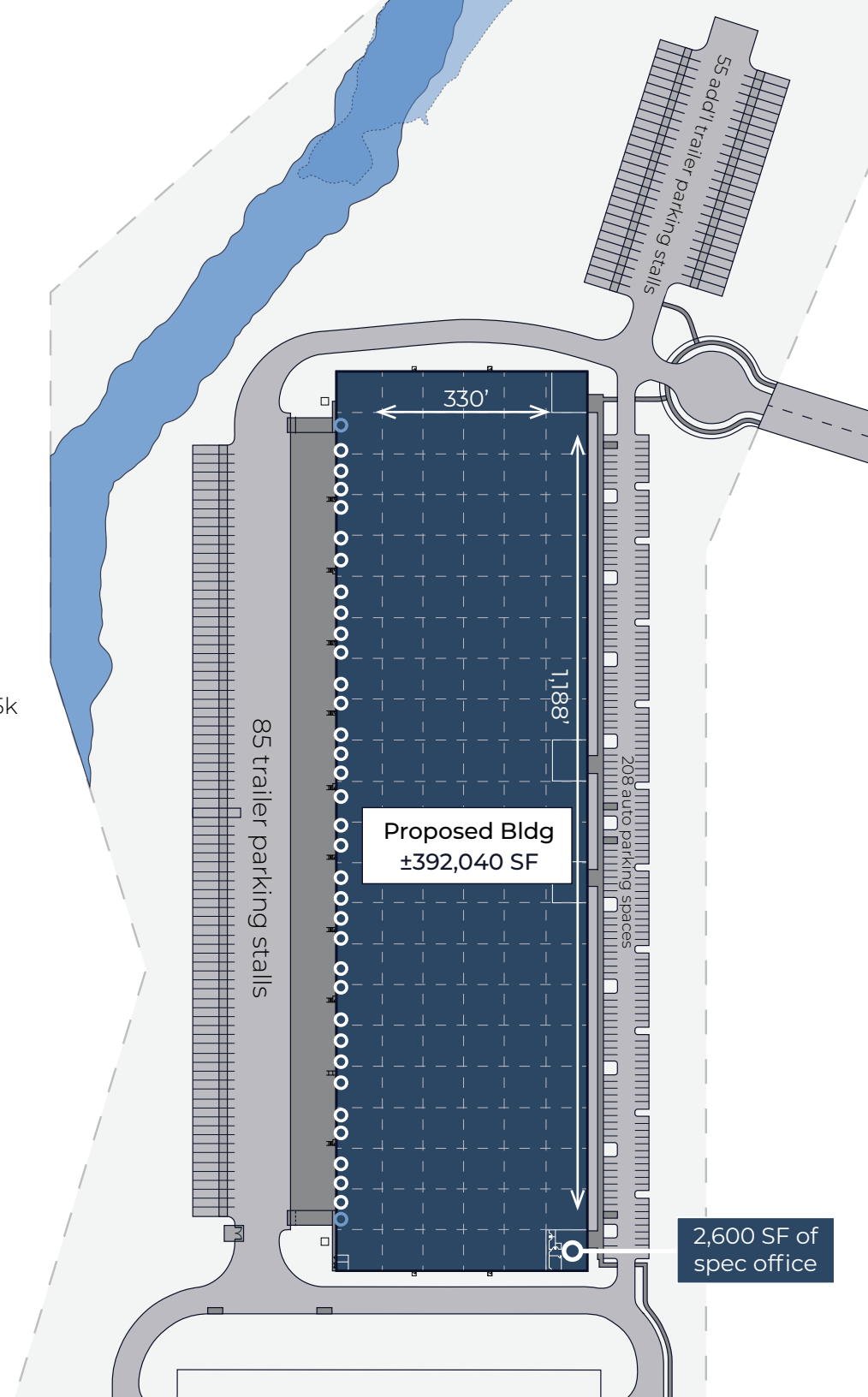
State-of-the-art Class A industrial building with close proximity to the I-485 & I-85 interchange

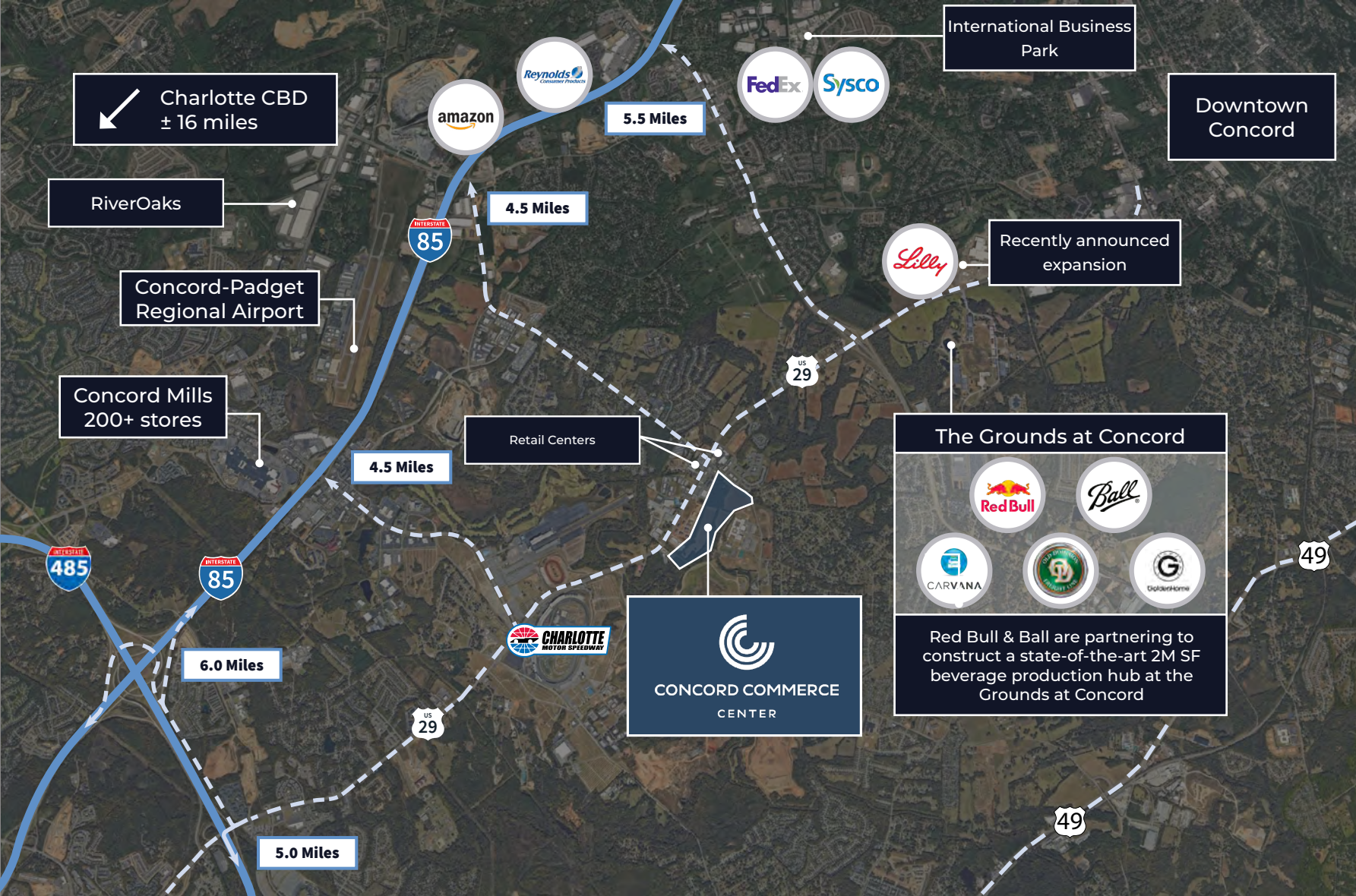
Site Plan



Building Specs

Building size	±392,040 SF
Acreage	41.94 AC
Building dimensions	330' x 1,188'
Column spacing	54'x54' with 60' speed bay
Truck court depth	190'
Fire suppression	ESFR
Auto parking	208 positions
Trailer parking	85 stalls (expandable to 140 stalls)
Zoning	I-2
Loading	2 (14' x 16') drive-in doors 33 (9' x 10') dock high doors - 16 dock high doors outfitted with 35k levelers, dock seals, and bumpers - 33 additional knockouts
Clear Height	36'
Power	4,000 amp service
Office SF	2,600 SF spec office
Lighting	(1) LED high bay fixture per bay
Roof	45 mil TPO with 15-year warranty





Occupiers in the Area:



Retailers in the Area:



Contacts

Brad Cherry, CCIM, SIOR
 Exec. Managing Director
 Charlotte, NC
 +1 704 927 3013
 brad.cherry@jll.com

Matthew Greer, CCIM, SIOR
 Exec. Managing Director
 Charlotte, NC
 +1 704 804 5762
 matthew.greer@jll.com

Jay Hill
 Senior Vice President
 Charlotte, NC
 +1 704 804 5754
 jay.hill@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.