



KANNAPOLIS, NC

INTERSTATE 85 (EXIT 65)

OVERLOOK

AT KANNAPOLIS CROSSING

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

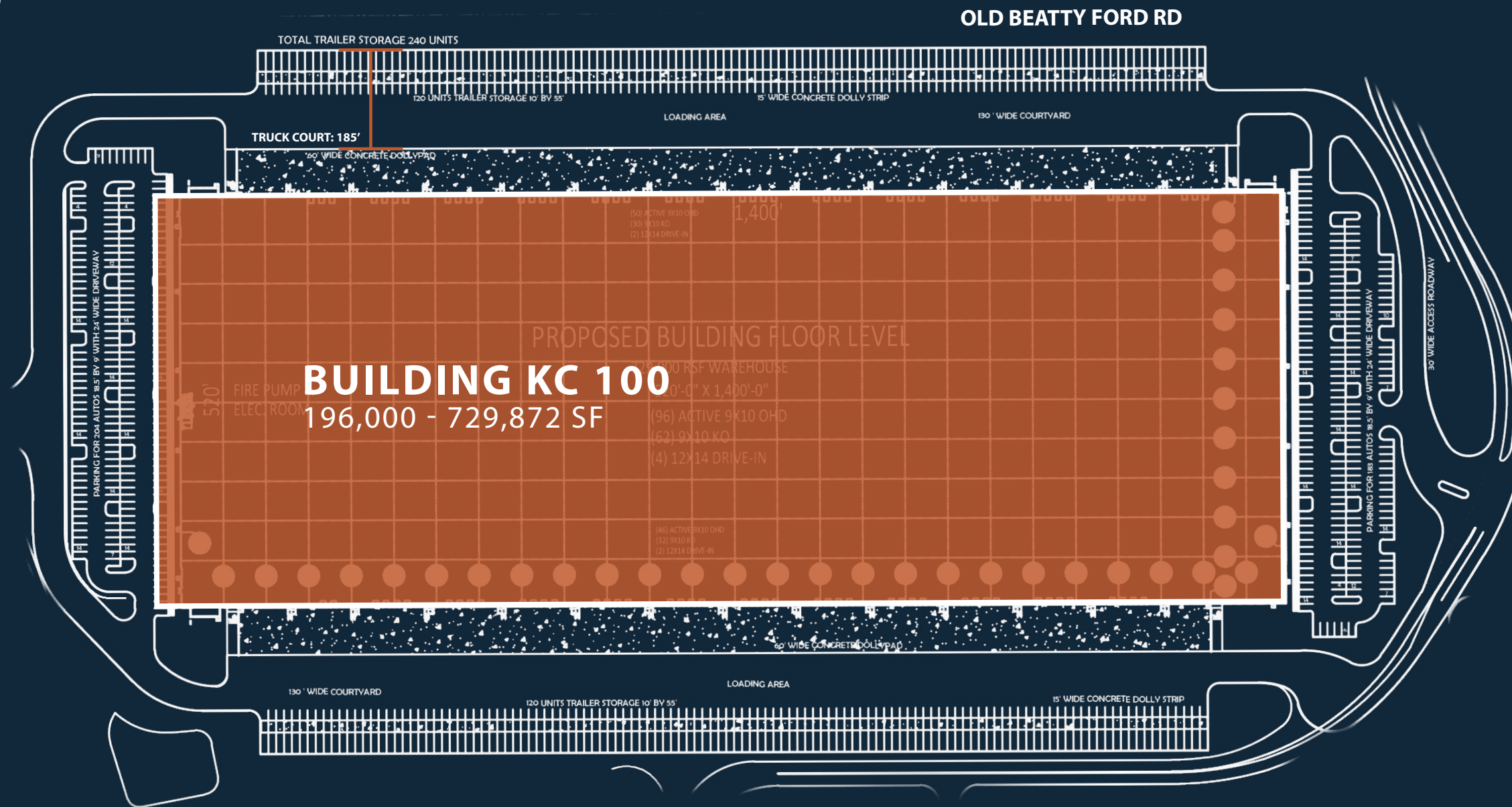
KC100

FOUNDRY
COMMERCIAL



HUDSON
CAPITAL
PROPERTIES

BUILDING KC 100 BUILDING FEATURES



DETAILS

SQUARE FOOTAGE | 729,872

CLEAR HEIGHT | 40'

FLOORS | 7" CONCRETE SLAB

DIMENSIONS | 520' x 1,404'

COLUMN SPACING | 54' x 50' w/ 60' SPEED BAYS

SPRINKLER | ESFR

DOCK DOORS | UP TO 160 DH DOORS

DI DOORS | (4) 14'W X 16'H

EQUIPMENT | 40LB PIT LEVELERS

CAR PARKING | 387 SPACES

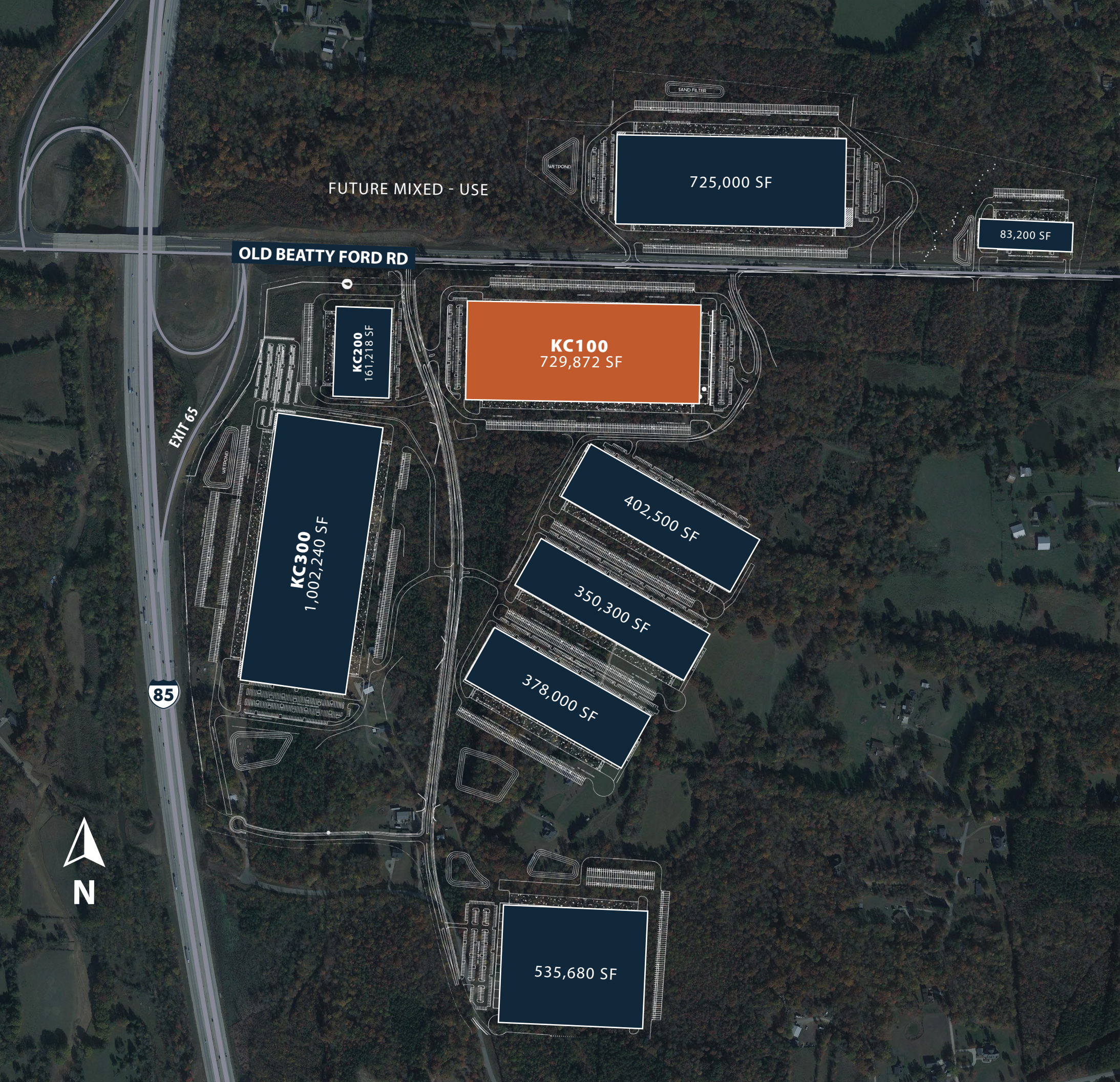
TRAILER PARKING | 240 SPOTS (CAN ADD MORE)

TRUCK COURT | 185'

ROOF | 60MIL TPO

LIGHTING | 20FC LED FIXTURES

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

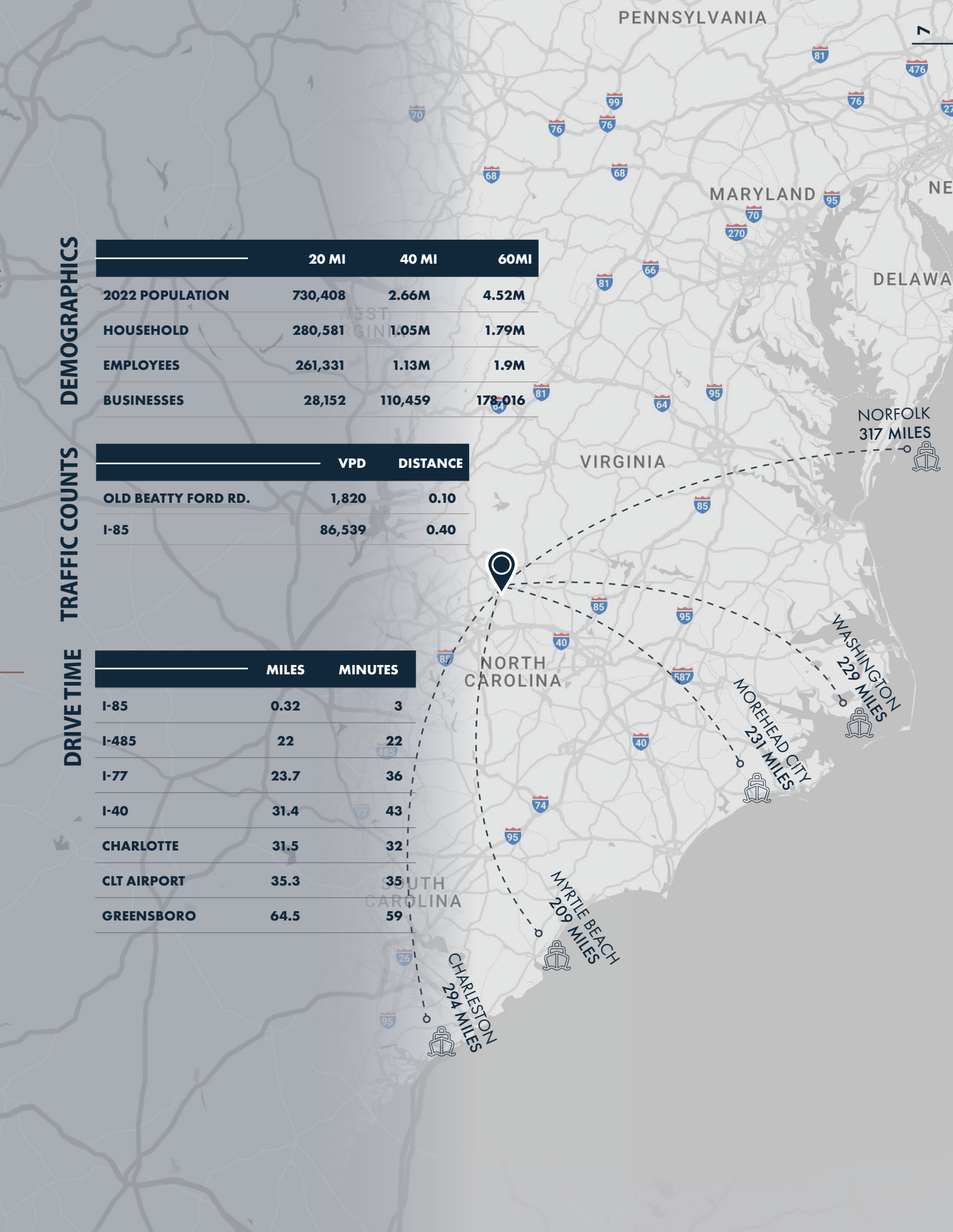
	20 MI	40 MI	60 MI
2022 POPULATION	730,408	2.66M	4.52M
HOUSEHOLD	280,581	1.05M	1.79M
EMPLOYEES	261,331	1.13M	1.9M
BUSINESSES	28,152	110,459	178,016

TRAFFIC COUNTS

	VPD	DISTANCE
OLD BEATTY FORD RD.	1,820	0.10
I-85	86,539	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



FOR MORE INFORMATION

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IT'S
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