

LAKE SHORE CORPORATE PARK BUILDING B

AVAILABLE
NOW

FOR LEASE | 295,533 SF AVAILABLE

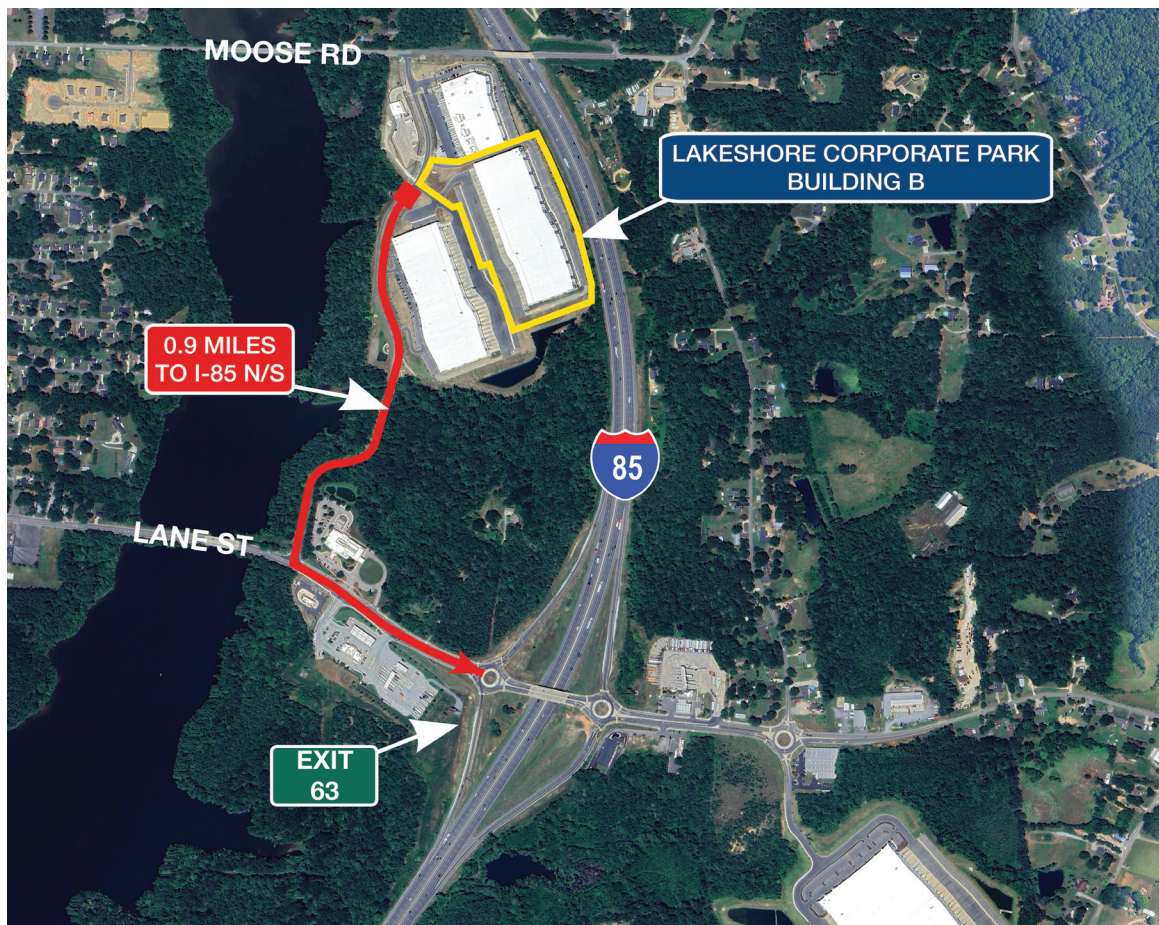
2860 Stadium Drive, Kannapolis, NC 28083



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





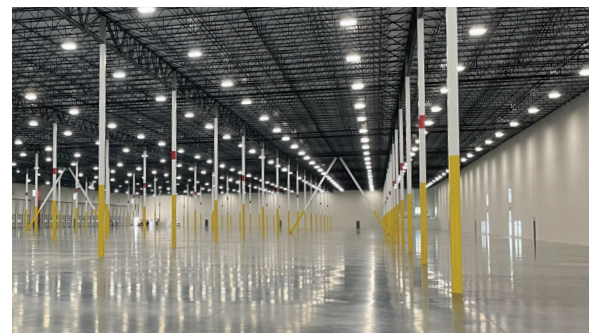
Lakeshore Corporate Park, Building B is a state-of-the-art, newly constructed industrial building located northeast of Charlotte. This 295,533 SF industrial building is located less than 1 mile to I-85, 15.5 miles north of the I-485 interchange, and 31.8 miles to Charlotte Douglas International Airport.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

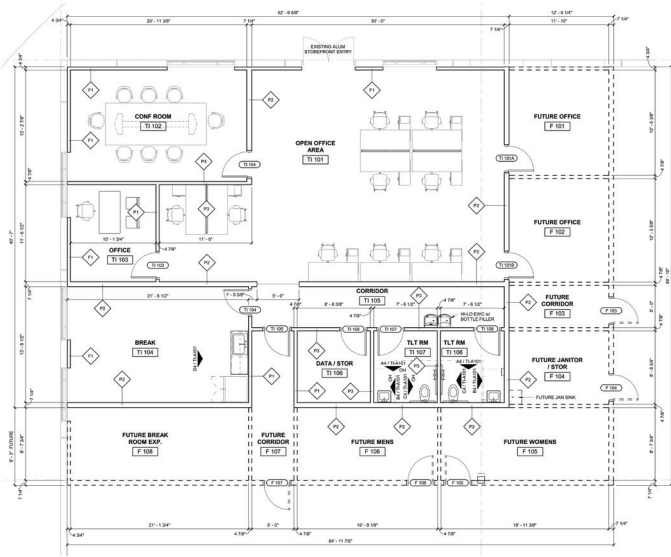
We are dedicated to serving our customers with exceptional quality and service.



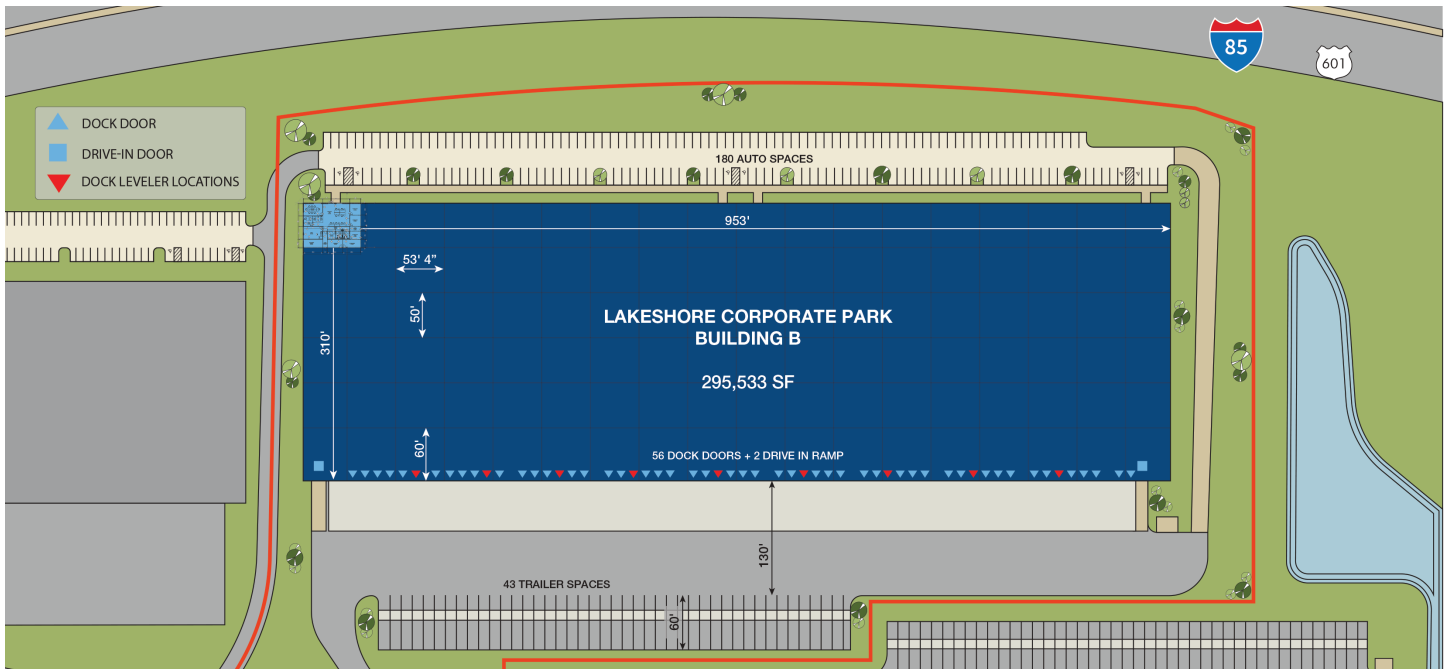
AVAILABLE SPACE

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



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

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