



275 Ervin Woods Dr

Kannapolis, NC 28081



FOR LEASE

7,967 SF Industrial Space

COMPASS
COMMERCIAL

Industrial Suite

Available for Lease

Property Overview

Brand new industrial suite available in Kannapolis, NC offering a functional mix of office and warehouse space ideal for a variety of industrial and service-based users. Suite 200 features approximately $\pm 1,500$ SF of office space with three private offices, open work area, and a dedicated restroom, complemented by $\pm 6,500$ SF of warehouse space with an additional restroom.

The warehouse is fully conditioned with heating and air, providing a rare climate-controlled environment, and is equipped with (2) 14ft drive-in doors for efficient access. Impressive ceiling heights range from approximately 21' to 25', allowing for flexibility in operations, storage, or equipment needs.

The property includes four dedicated parking spaces and offers convenient access to I-85, providing strong connectivity to Kannapolis, Concord, and the greater Charlotte market.



Property Details

Location	275 Ervin Woods Dr Kannapolis, NC 28081
Total Size	7,967 +/- SF
Office	1,500 +/- SF
Warehouse	6,500 +/- SF
14' Drive-in Doors	2
HVAC	Heated & Cooled Warehouse
Power	Wired for 3 Phase Power
Zoning	CBI
Rent Terms	NNN
Rent Price	\$12.05 / SF / YR



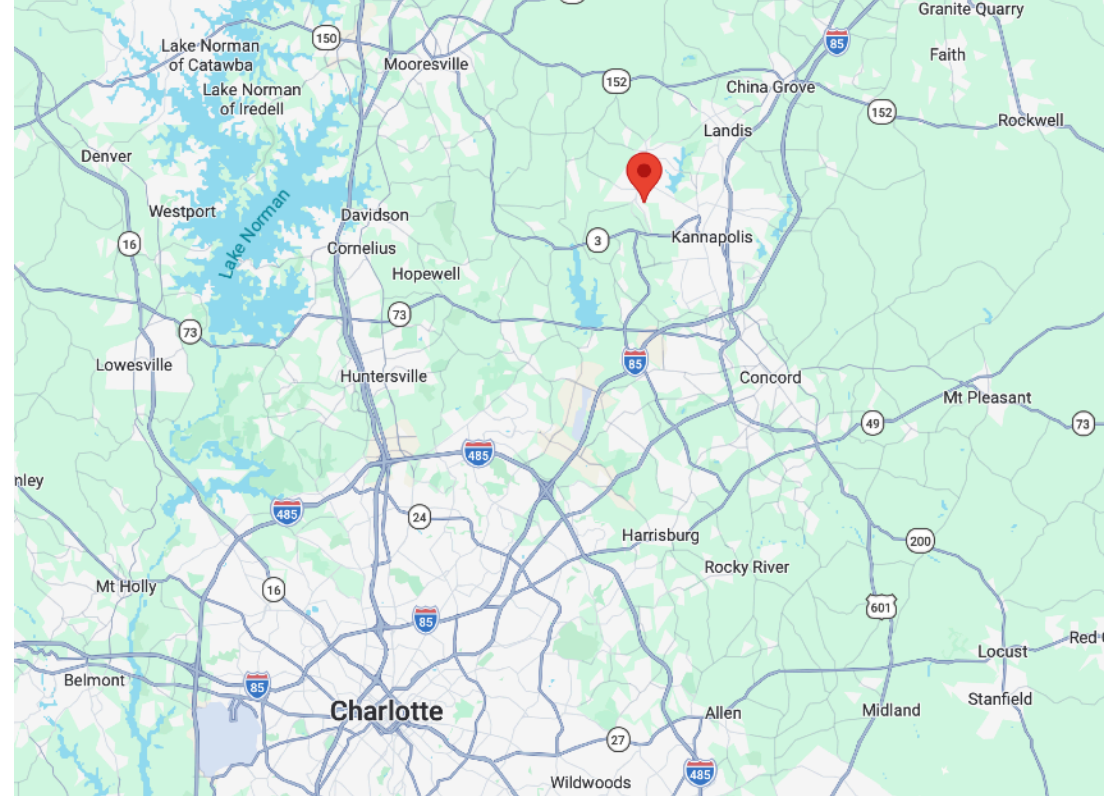


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2023 Population	8,090	41,446	74,633
Avg. Household Income	\$65,352	\$64,555	\$70,439
Median Household Income	\$51,779	\$48,424	\$52,143
Households	3,195	15,992	29,012

Kannapolis, North Carolina

The City of Kannapolis is part of the dynamic Charlotte region, one of the top growth areas in the country. Named as one of the Top 15 Cities in the U.S. for Corporate Headquarters, the area is very attractive for businesses thanks to the competitive tax structure, ideal location, workforce availability and pro-business attitude. Economic development is a top priority for city leaders, who strive to foster positive and meaningful economic growth. Kannapolis offers a low stress, family oriented community with loads of southern charm making it a place where there is a balance between work, family and social living.



For More Information

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