



**OFFICE/WAREHOUSE**

**FOR SALE  
OR LEASE**

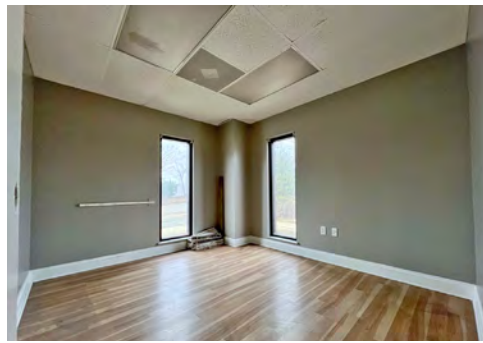
**470 DWIGHT PLACE SW | CONCORD, NC**

This fenced-in and graveled lot, with 5000 SF renovated contractor's office and warehouse space, is ideally located right at the intersection of Concord Pkwy S. and George W. Liles Pkwy. It's a 7 minute drive away from I-85 and close to many large developments driving demand for the area.

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## PROPERTY INFORMATION

### SF

- 5,000 SF
- 2,000 SF Office
- 3,000 SF Warehouse

### ZONING: I-1

### FEATURES:

#### OFFICE

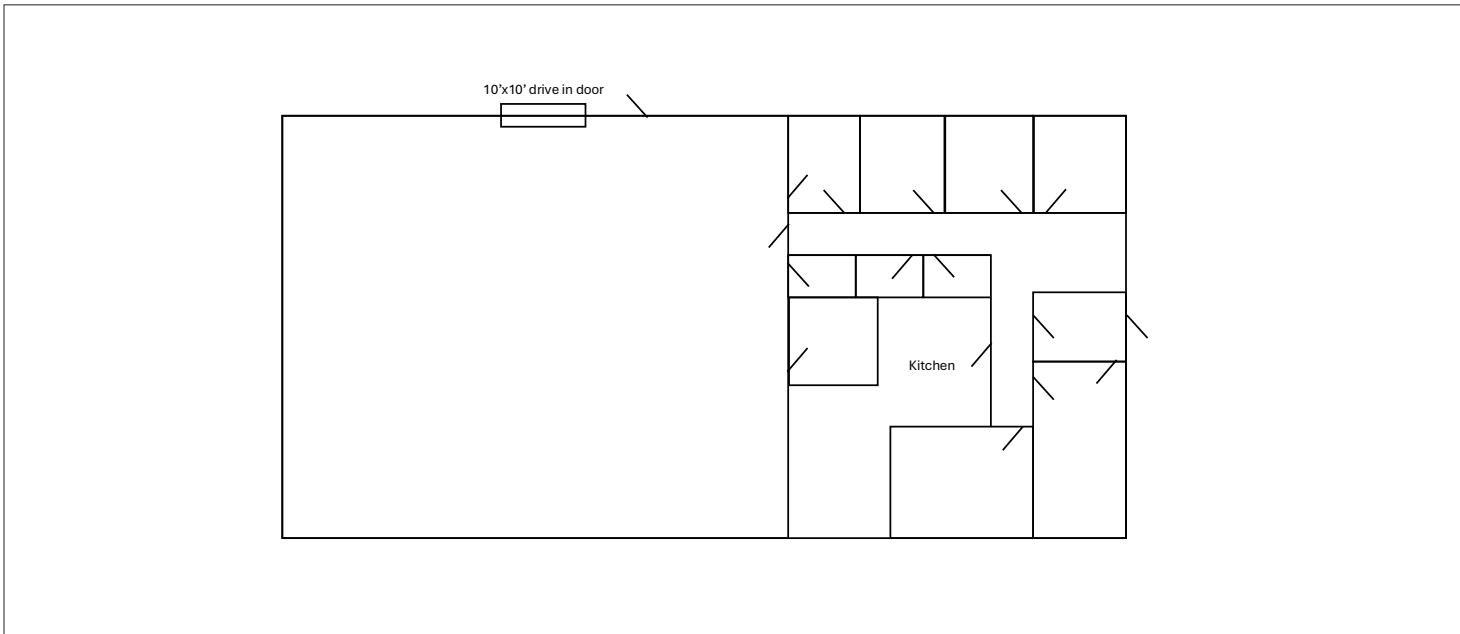
- Reception and waiting area
- 4 individual offices (±110 SF)
- 2 conference rooms/large offices (±190 SF)
- Large kitchen
- 2 bathrooms

#### WAREHOUSE

- (1) 10'x10' Grade door
- 12' to 13' clear height

### AVAILABILITY: Immediately

### PRICING: Please call Broker





**Lilly**  
**LIFE SCIENCE MEDICAL CAMPUS**  
 +/-1.3M SF FACILITY ON 400 ACRE SITE  
 \$2 BILLION INVESTMENT



**gh goldenhome**  
 home maintenance club

**CORBIN ROW HOUSING DEVELOPMENT**  
 +/- 150 TOWNHOMES  
 UNDER CONSTRUCTION

**THE GROUNDS AT CONCORD**  
 700 ACRES | AVAILABLE LAND



**470 DWIGHT PLACE SW**  
**CARVANA**

**Red Bull** **RAUCH** **Ball**  
**RED BULL MANUFACTURING AND DISTRIBUTION FACILITY**  
 2.36 MILLION SF | UNDER CONSTRUCTION

**CONCORD COMMERCE CENTER**  
 5 BUILDINGS | 358,100 SF  
 CLASS A LIGHT INDUSTRIAL DEVELOPMENT

**TradePark**  
**TRADE PARK AT CONCORD PHASE I**  
 2 BUILDINGS, ±400,000 SF  
 PLANNED LOGISTICS PARK

**mecacommercial.com**

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 \*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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