

INDUSTRIAL PROPERTY FOR SALE / LEASE

ATTRACTIVE INDUSTRIAL FLEX BUILDING

22 Carpenter Ct NW | Concord, NC 28027

BROOKE DENTON
919.339.6639
brooke@cityplat.com

NIKITA ZHITOV
919.888.1285
nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

22 CARPENTER CT NW

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



TABLE OF CONTENTS

PROPERTY SUMMARY	3
FIRST LEVEL FLOOR PLAN	4
SECOND LEVEL FLOOR PLAN	5
EXTERIOR PHOTOS	6
WAREHOUSE PHOTOS	7
OFFICE PHOTOS	8
LOCATION MAP	9
CITY INFORMATION	10
DEMOGRAPHICS MAP & REPORT	11
CONFIDENTIALITY & DISCLAIMER	12

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial flex space investment or lease. This impressive property offers a 14,912 SF building, constructed in 2004, catering to your business needs with modern infrastructure and functionality. Zoned I-1, it provides the flexibility required for a variety of industrial uses, presenting endless possibilities for your business endeavors. Situated in the thriving Concord area, the location provides strategic access to key transportation routes, facilitating seamless operations and logistics. With its prime positioning and superb features, this property is poised to elevate your industrial or flex space investment to new heights.

OFFERING SUMMARY

Sale Price:	\$2,750,000
Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	14,912 SF
Lot Size:	1.23 Acres
Zoning:	I-1

PROPERTY HIGHLIGHTS

- 14,912 SF modern industrial/office space
- Available for lease now
- Constructed in 2004 with contemporary design
- Zoned I-1 for versatile industrial use
- Strategically located in thriving Concord area
- Quick access to major highways
- 15 minutes from the airport
- 26' ceiling height at center, 20' at eaves
- Fully air conditioned
- Security system, cameras, and key fob access

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

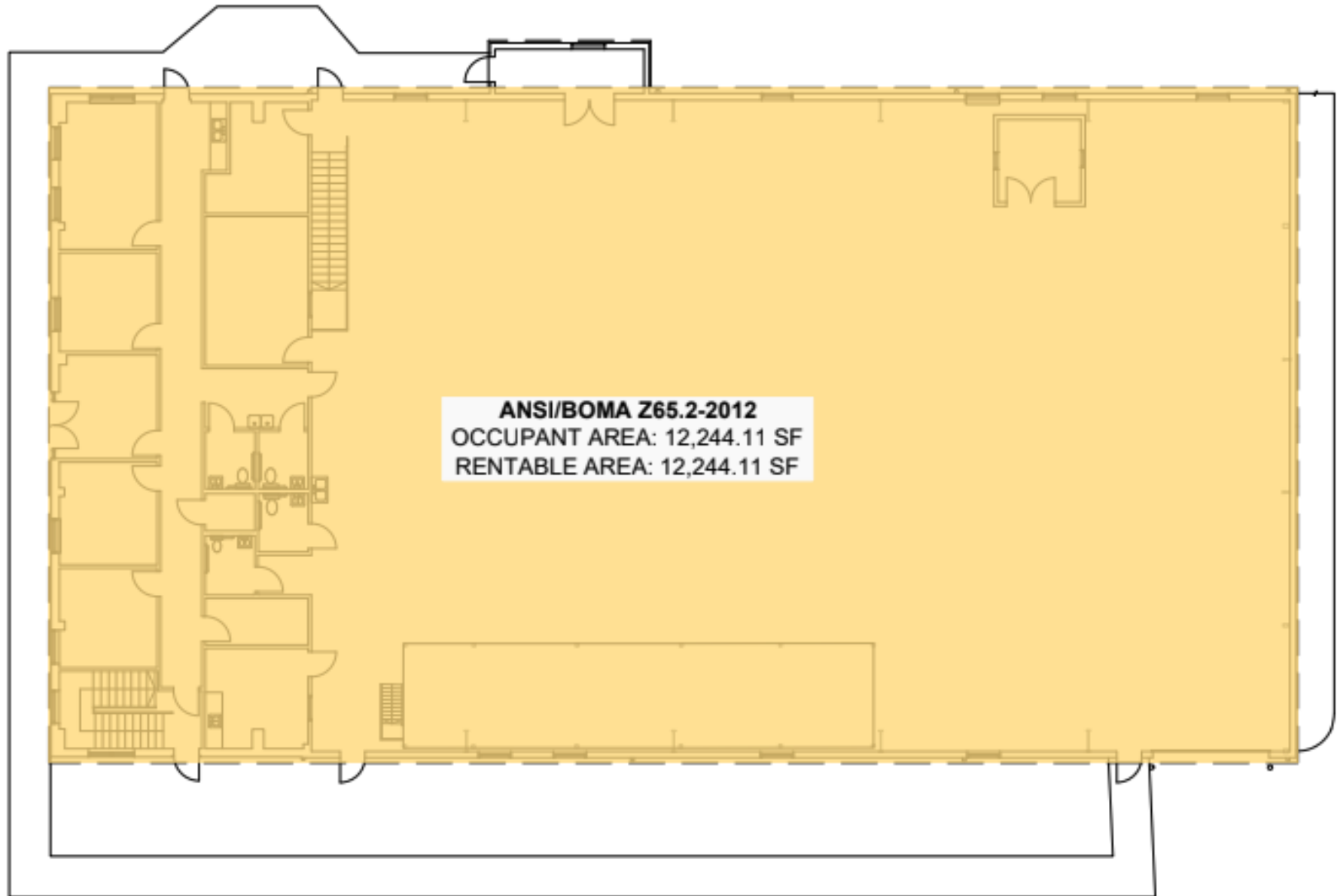
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

FIRST LEVEL FLOOR PLAN

22 CARPENTER CT NW, Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

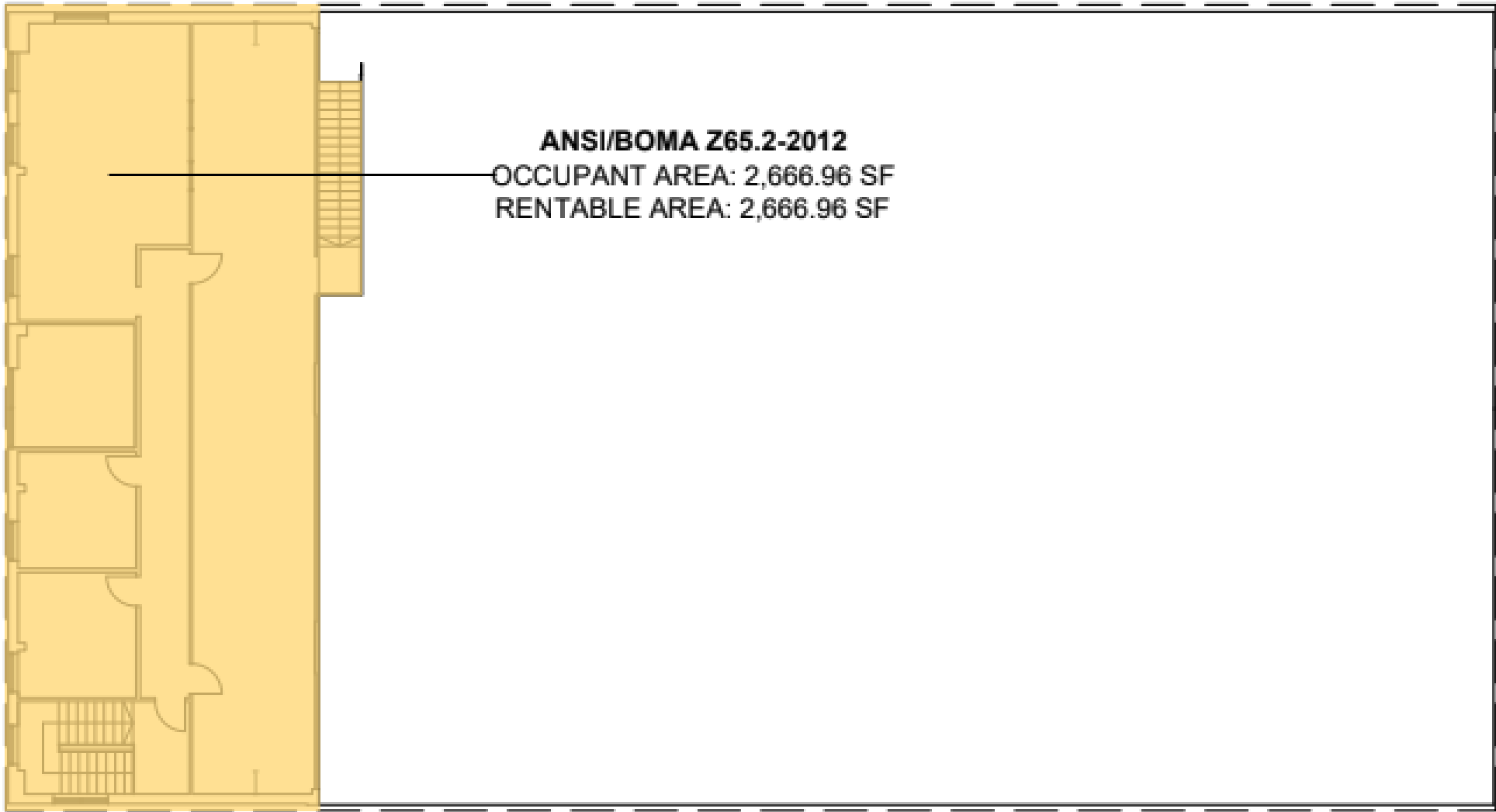
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

SECOND LEVEL FLOOR PLAN

22 CARPENTER CT NW, Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



BROOKE DENTON
| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV
| 919.888.1285 | nikita@cityplat.com



EXTERIOR PHOTOS

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

WAREHOUSE PHOTOS

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



BROOKE DENTON
| 919.339.6639 | brooke@cityplat.com

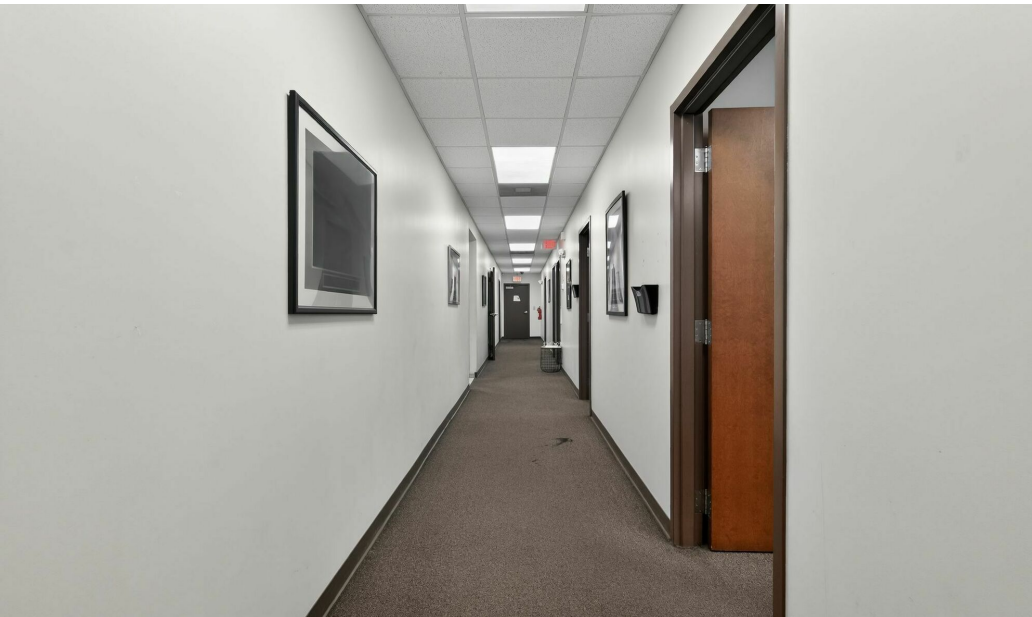
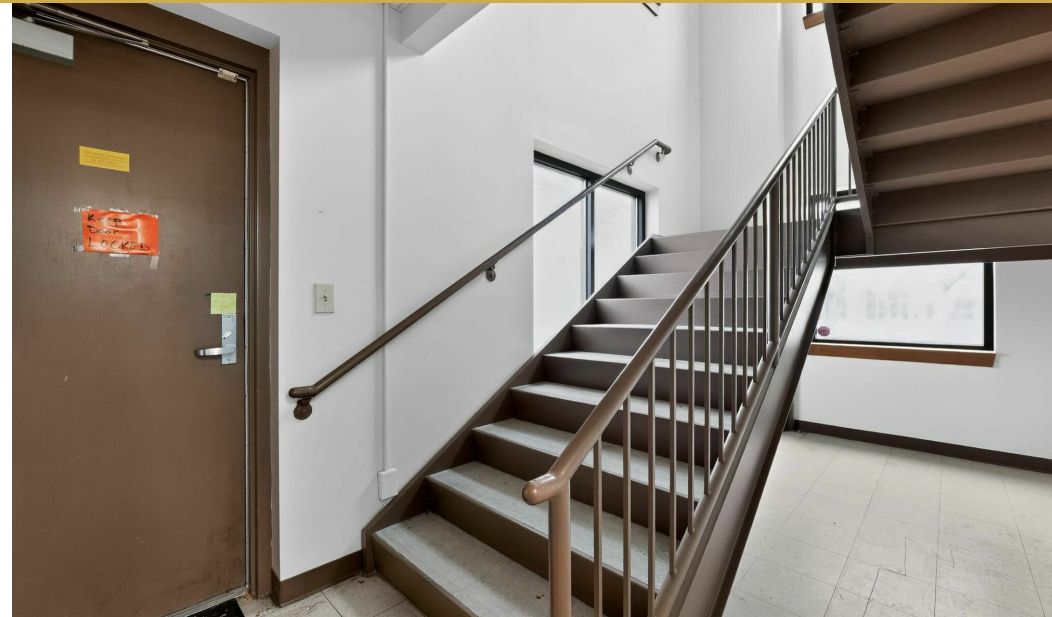
NIKITA ZHITOV
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

OFFICE PHOTOS

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

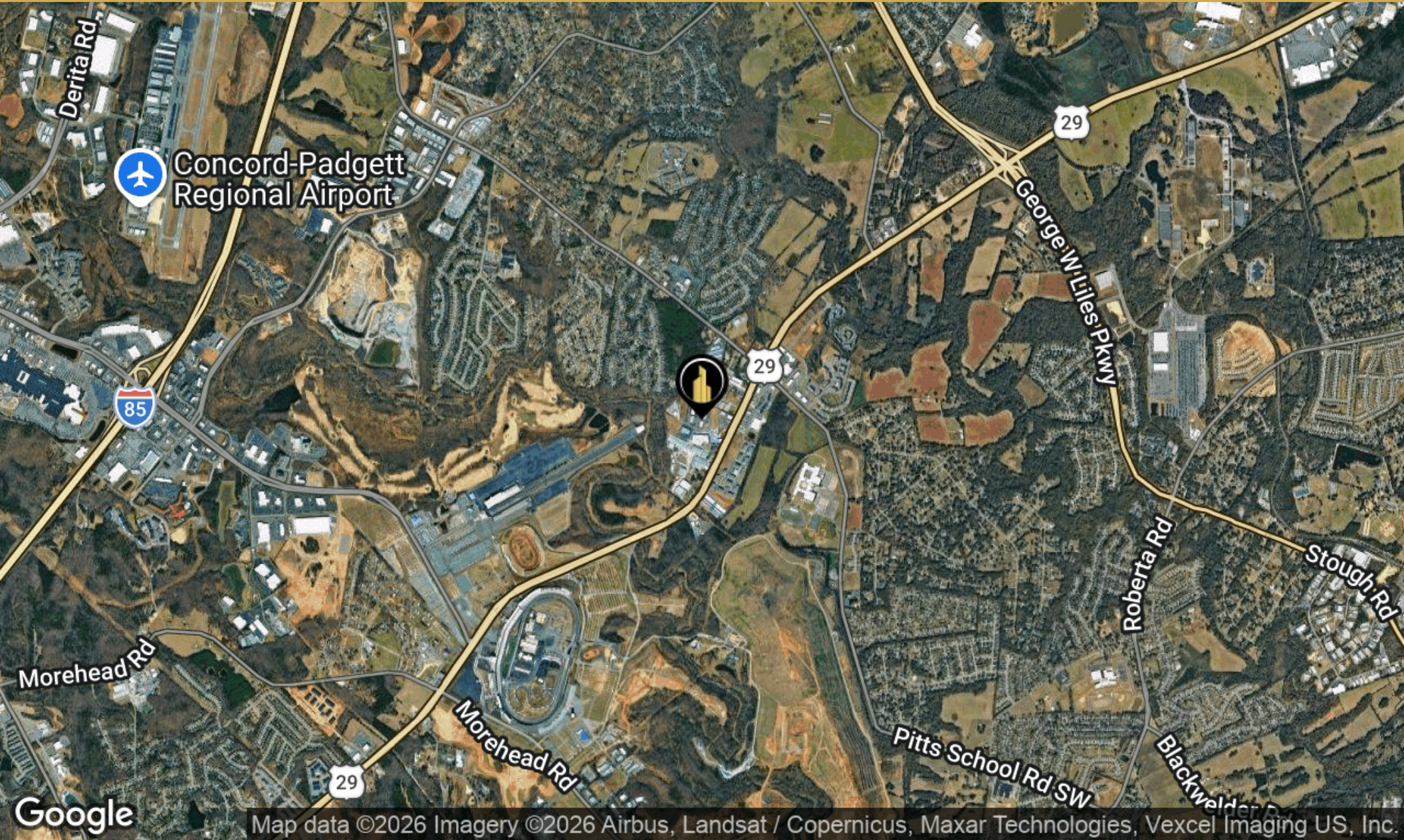
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

22 CARPENTER CT NW

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

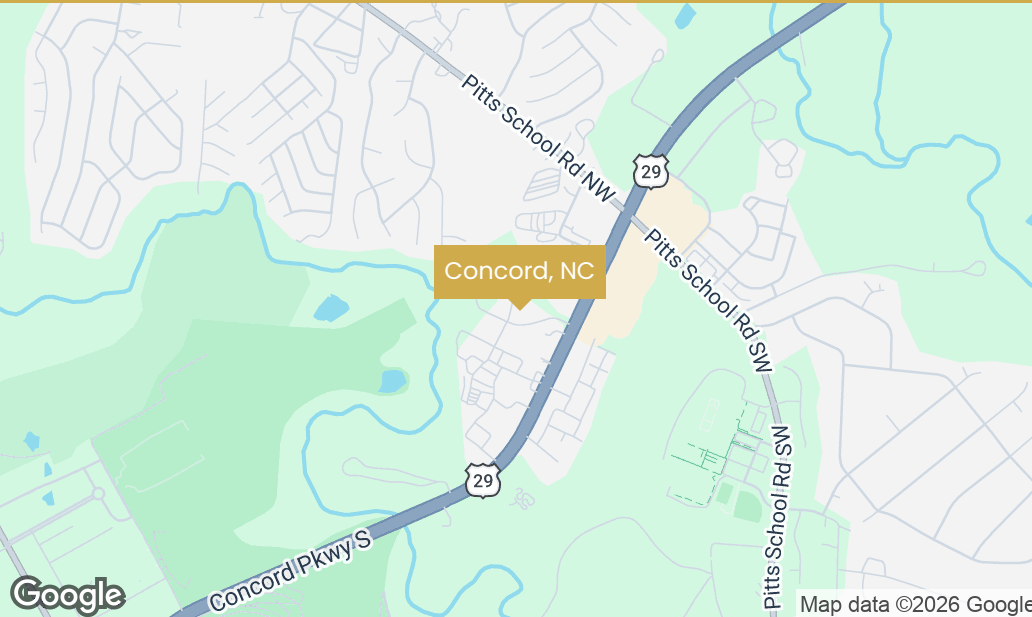
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

CONCORD, NC

22 CARPENTER CT NW, Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



LOCATION DESCRIPTION

Discover the ideal location for your industrial or manufacturing venture in Concord, NC. Nestled in the heart of Cabarrus County, this thriving area is known for its business-friendly environment and access to a skilled workforce. The location offers convenient access to major transportation routes, including Interstate 85, providing seamless connectivity for logistical operations. Nearby, you'll find renowned attractions such as Charlotte Motor Speedway, Great Wolf Lodge, and Concord Mills, ensuring a perfect blend of business and leisure opportunities. With a strong emphasis on economic development and a diverse mix of industries, the area presents an attractive prospect for your industrial or manufacturing venture.



Concord offers a compelling business environment supported by steady population growth, strong infrastructure investment, and a strategic position within the greater Charlotte metropolitan area. The city is home to a diverse economic base that includes advanced manufacturing, motorsports, logistics, and technology-driven enterprises, creating a resilient and collaborative business ecosystem. Employers benefit from proximity to regional training institutions and workforce development programs that help sustain long-term operational needs. Concord's balanced approach to growth preserves its community character while continuing to expand commercial and industrial opportunities. With a reputation for stability, accessibility, and forward-looking planning, Concord remains a destination of choice for companies seeking to establish or expand their presence in the region.

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

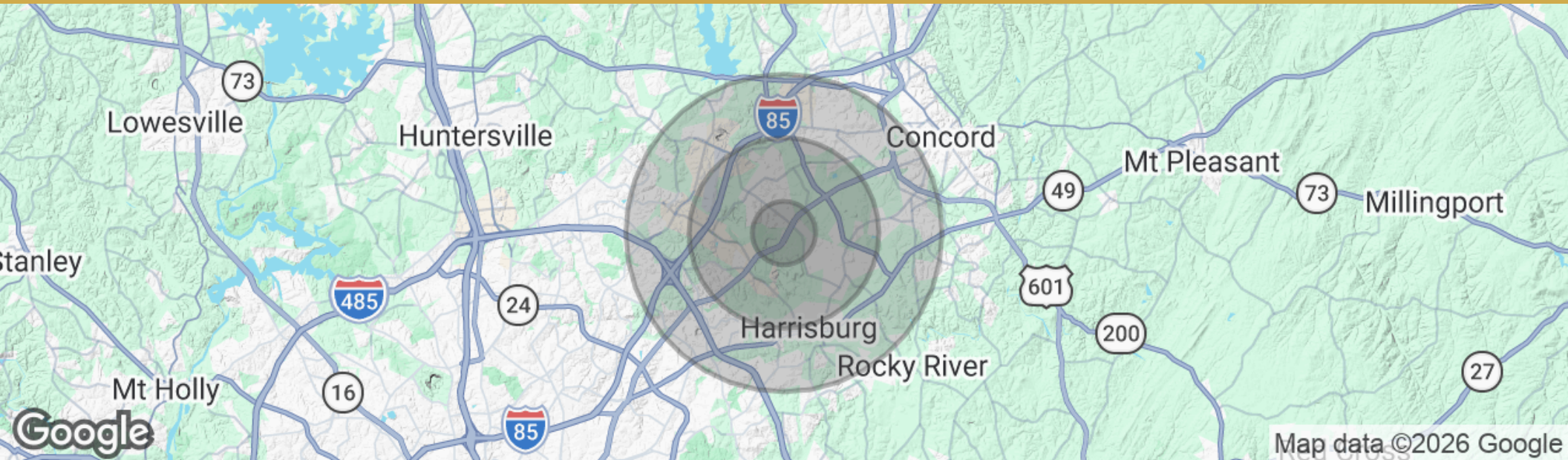
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

22 CARPENTER CT NW, Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,152	35,942	128,549
Average Age	36	39	37
Average Age (Male)	35	38	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,819	13,704	47,957
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$115,762	\$120,321	\$117,120
Average House Value	\$312,928	\$372,082	\$370,280

2020 American Community Survey (ACS)

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com



22 CARPENTER CT NW

Concord, NC 28027

INDUSTRIAL PROPERTY FOR SALE / LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

