

HEAVY MANUFACTURING BUILDING

(CURRENTLY USED AS NASCAR ENGINE/MACHINE SHOP)



Highlights ●●●●

- **ADDRESS:** 7100 Weddington Rd, Concord, NC 28027
- **PRIME LOCATION** only minutes from I-85
- **SIZE:** 35,300 SF on 2 acres, Parcel #4599-58-8620
- **YEAR BUILT:** 2002 (expanded)
- **CURRENT USE:** Engine manufacturing/Machine shop
- **FEATURES:**
 - Office Space has several private offices and engineering rooms, break, conference, locker rooms, 8 restrooms, I/T, lobby (approx. 7500 SF)
 - Contained work rooms with drop ceilings – could be used as lab areas (approx. 5700 SF)
 - 6 Sound Proof Rooms (approx. 2200 SF)
 - Parts room and Storage rooms (approx. 4900 SF)
 - Approx. 18' clear warehouse for tear down, assembly, fabrication and machinery (approx. 15,000 SF)
 - Fenced around entire back of property with security
 - Loading – 1 high dock loading and 3 grade level overhead doors
 - HVAC throughout
 - Epoxy Flooring in warehouse
 - 5 assembly rooms in warehouse (see pics)
 - Heavy 480v power, 3 phase
 - Compressed air system with 2 screw compressors
 - Auxiliary air handlers for specialized usage
 - Chiller – water supply and recovery system
 - Owner Financing Available as both real estate and equipment are owned "free and clear"

OWNER FINANCING AVAILABLE
TURN-KEY PRICE AVAILABLE for all machines, equipment, inventory, tools, personal property, etc
Call broker for details!



Contact: Tami Little, Principal Broker, cell: 704.650.9799
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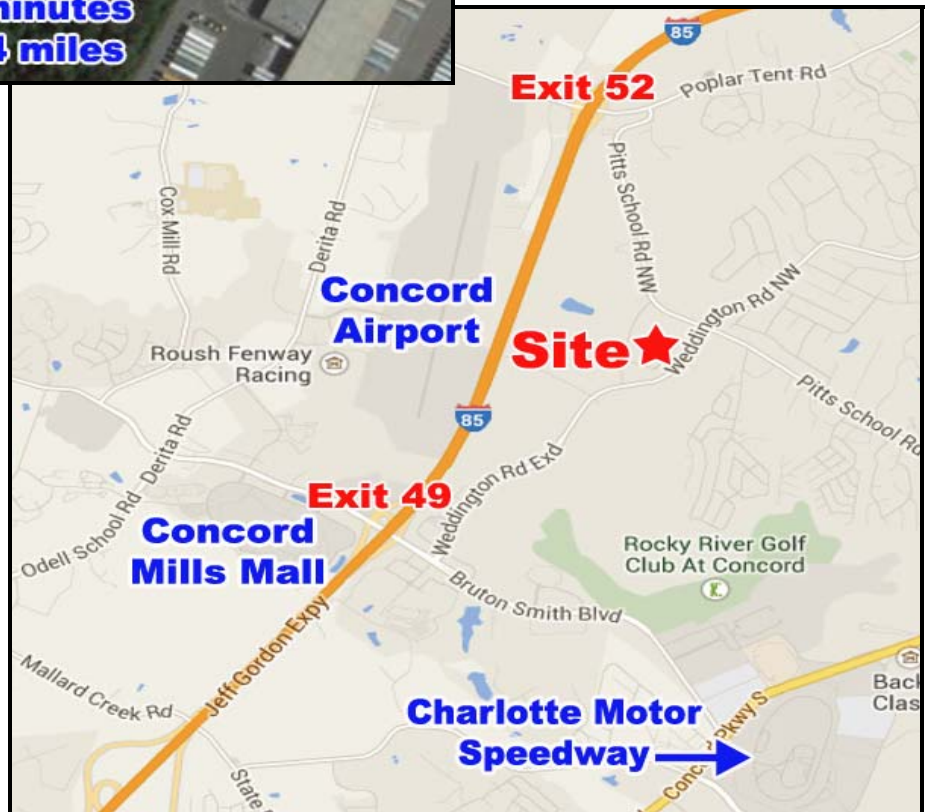
HIGHLIGHTS:

- **Close to Interstate I-85** with easy access from 2 exits:
 - From Exit 52 – only 1.4 miles to site
 - From Exit 49 – only 1.8 miles to site
- **Concord Regional Airport** is approx. 3 miles from site
- **NASCAR's R&D center** is approx. 3 miles from site
- **Concord Mills Mall** is approx. 2 miles from site
- **Charlotte Motor Speedway** is approx. 3 miles from site (5 minute drive from site)

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PRIME LOCATION

as this building is located in the "path of progress" as Weddington Rd has new planned commercial developments stretching from Bruton Smith Blvd. to George W. Liles Parkway!



Machine and Fabrication Areas





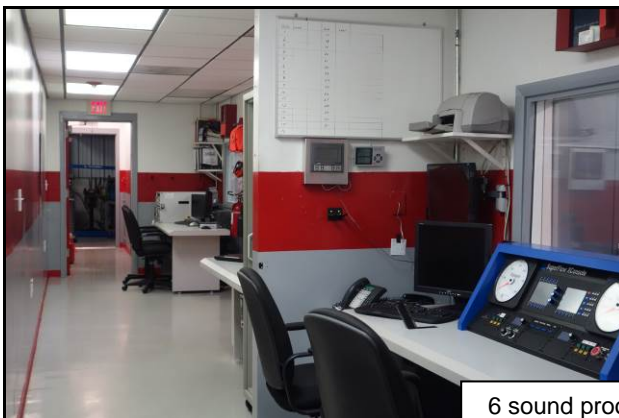
5 contained work areas in Assembly area – Epoxy Flooring throughout



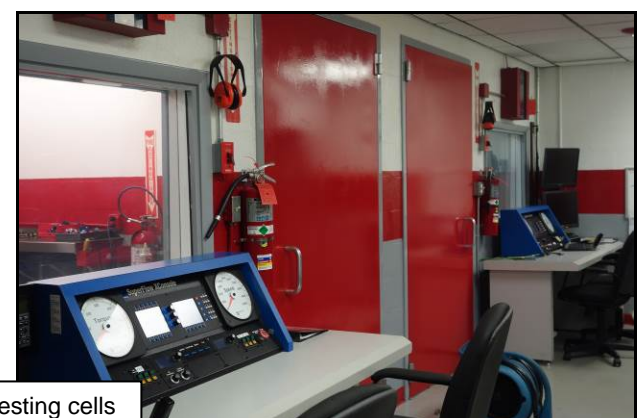
Inspection and several work rooms (could be labs or classrooms)



Parts counter, Parts Manager office, and several inventory rooms

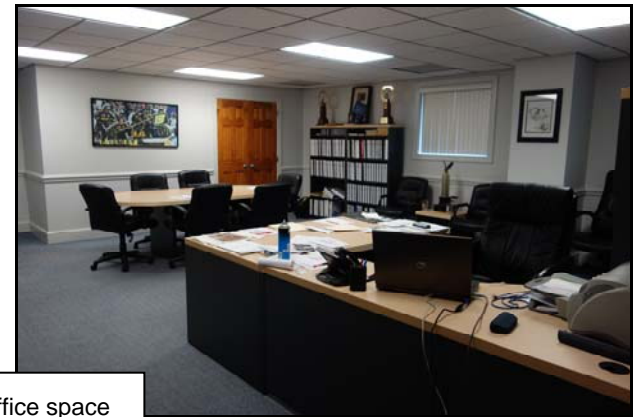


6 sound proof testing cells





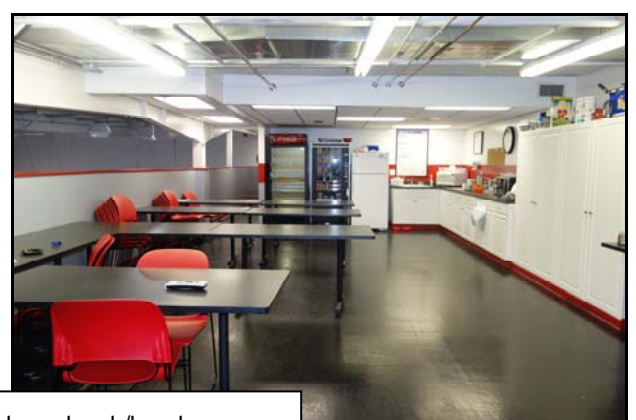
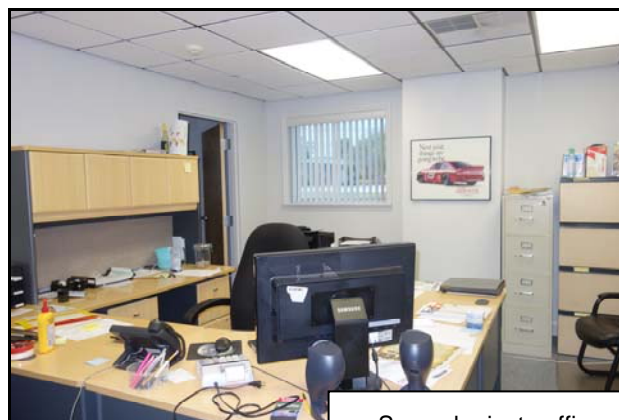
Outside – Chiller, Auxiliary air handlers, 1 high dock loading, 3 grade level overhead doors, fenced for security



High Image office space



Several Engineering offices (could be classrooms or labs)



Several private offices and large lunch/break room