



Colliers



7955 West Winds Blvd
Concord, NC 28027

For Sale ± 52,799 SF | Office & Industrial Flex Facility

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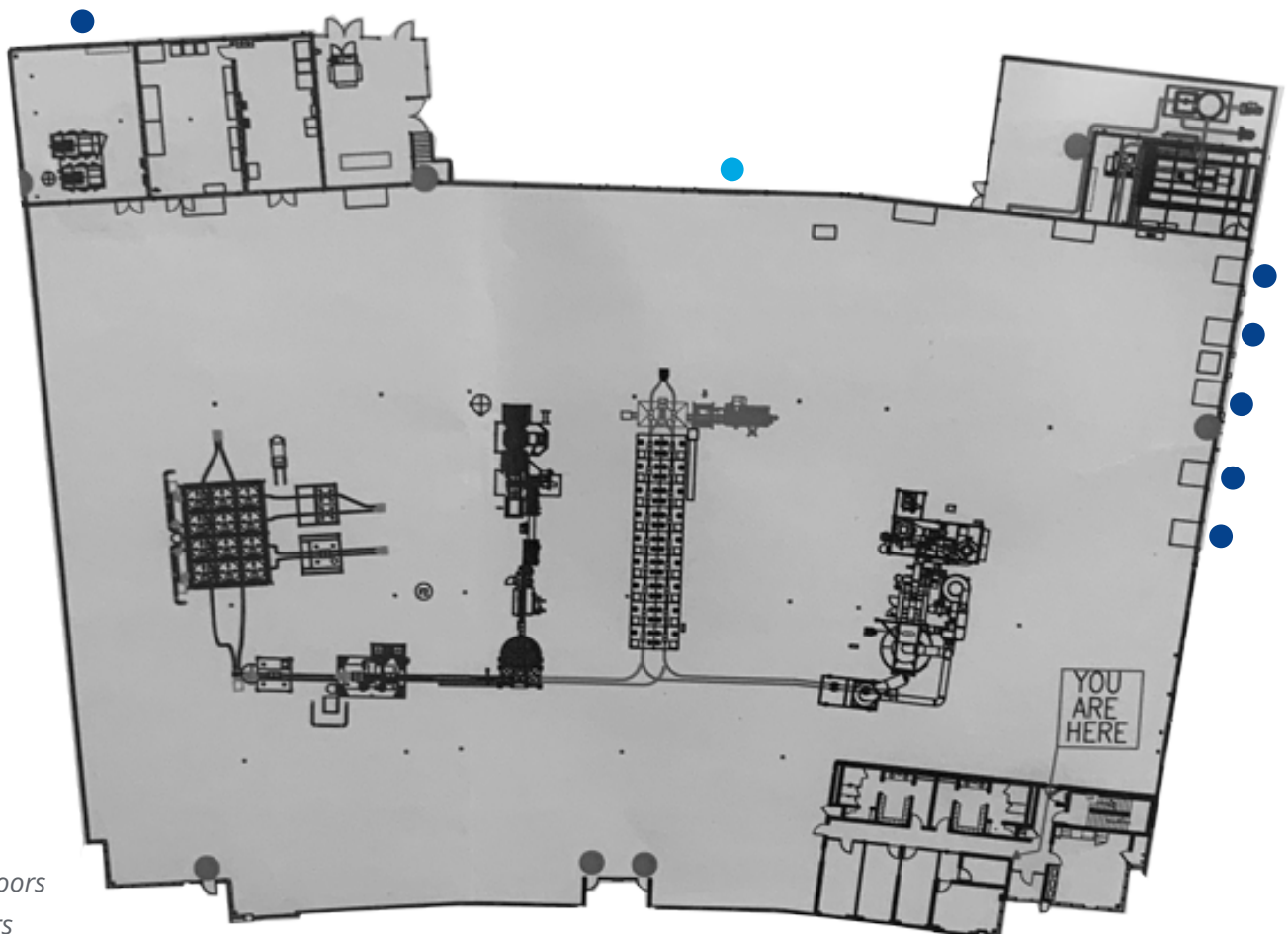
Colliers Charlotte
300 W. Summit Ave | Suite 200
Charlotte, NC 28203
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Accelerating success.

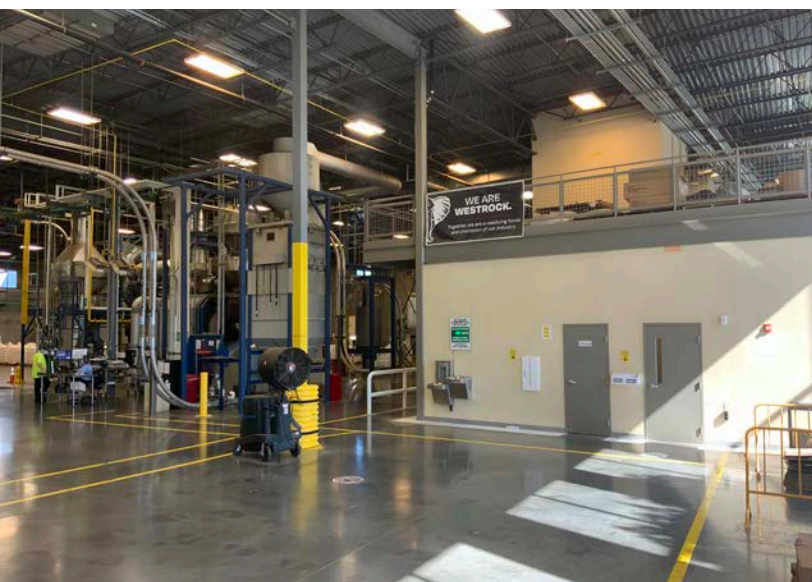
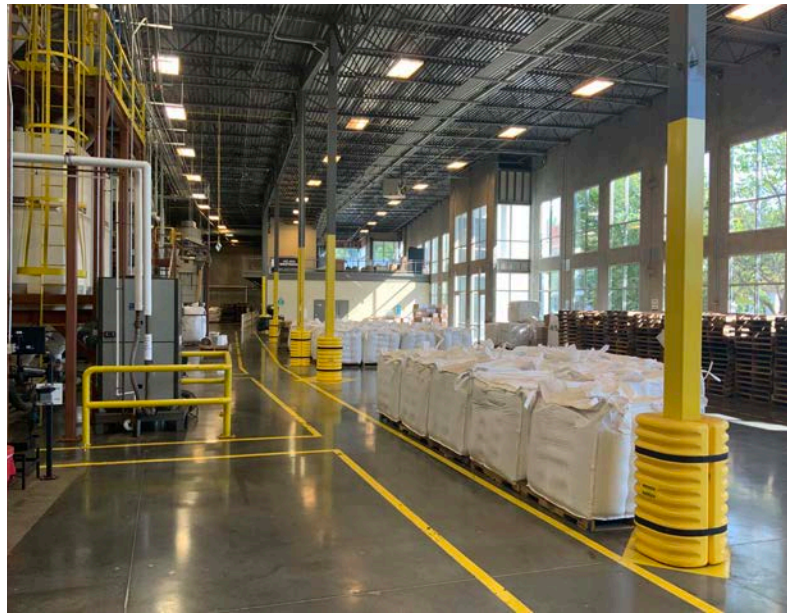
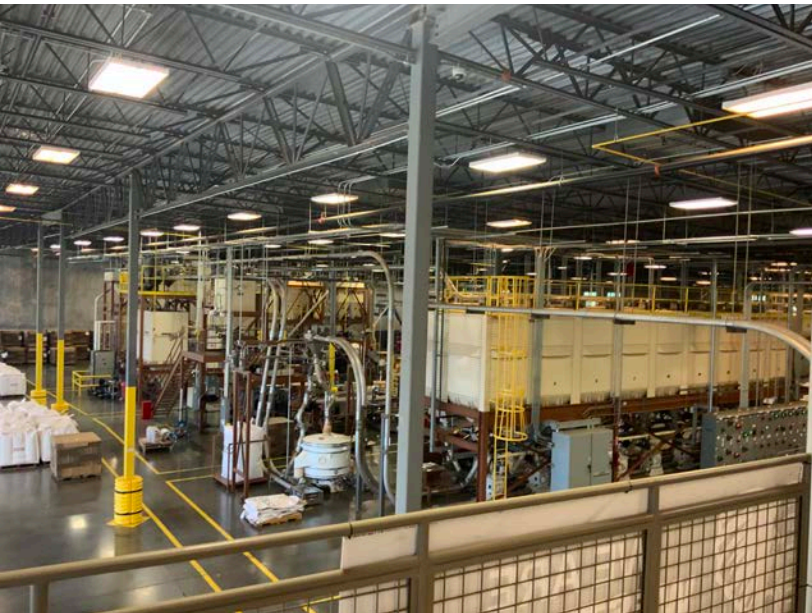
Property Overview

Address:	7955 West Winds Blvd Concord, NC 28027
Zoning:	I-2 (Cabarrus County)
Business Park:	West Winds Business Park
Building Size:	±52,799 SF Mezzanine not included in total SF
First Floor Office SF:	± 2,635 SF
Year Built:	2008
Clear Height:	24'
Loading:	(6) dock high doors (5 w/ dock equipment & levelers) (1) drive-in door (1) internal dock well
Truck Court:	100% concrete

Sprinklers:	Wet
Lighting:	LED
Column Spacing:	40' x 40'
Electrical/Power:	277/480v 3P/4,000 amps Compressed airlines throughout
Auto Parking:	78 spaces
Utilities	Power: City of Concord
	Water & Sewer: WSACC
	Gas: Piedmont Natural Gas
Regional Distances:	<ul style="list-style-type: none"> • (2.5) mi to I-85 • (0.5) mi to Concord Regional Airport • (20) mi to CLT Douglas Int'l Airport



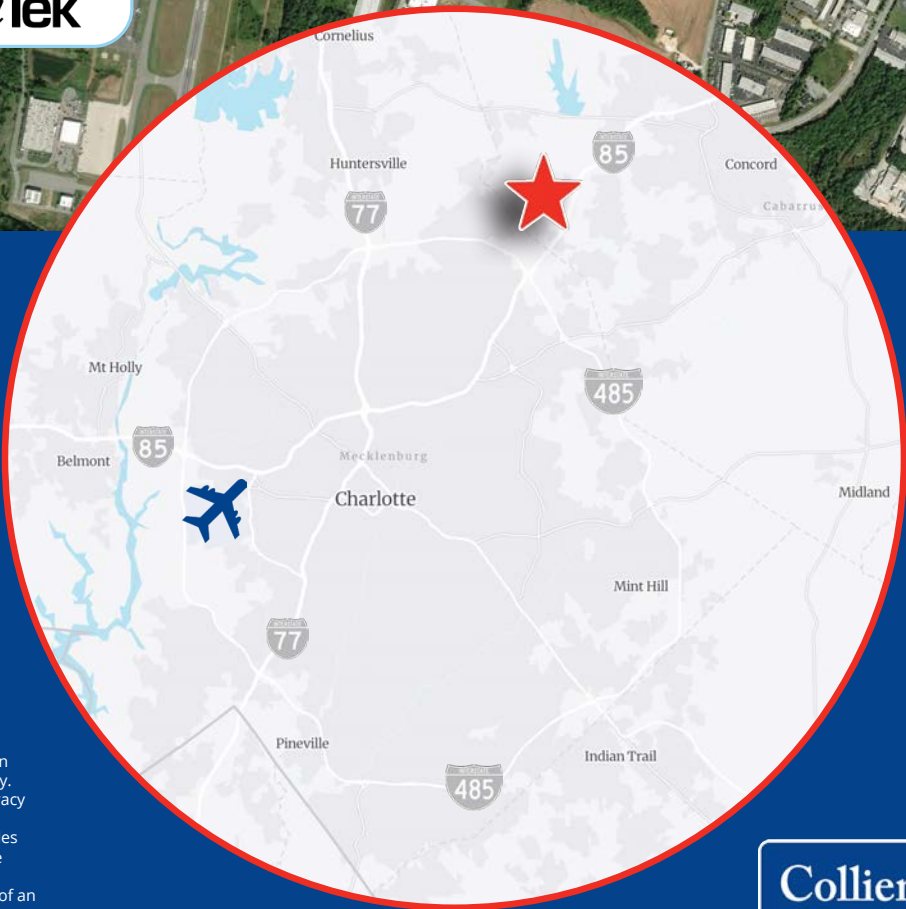
Property Photos





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