



Colliers



7975 West Winds Blvd
Concord, NC 28027

For Sale & For Lease ±36,300 SF
Office & Industrial Flex Facility

Grant Miller, SIOR
Executive Vice President
+1 704 409 2364
grant.miller@colliers.com

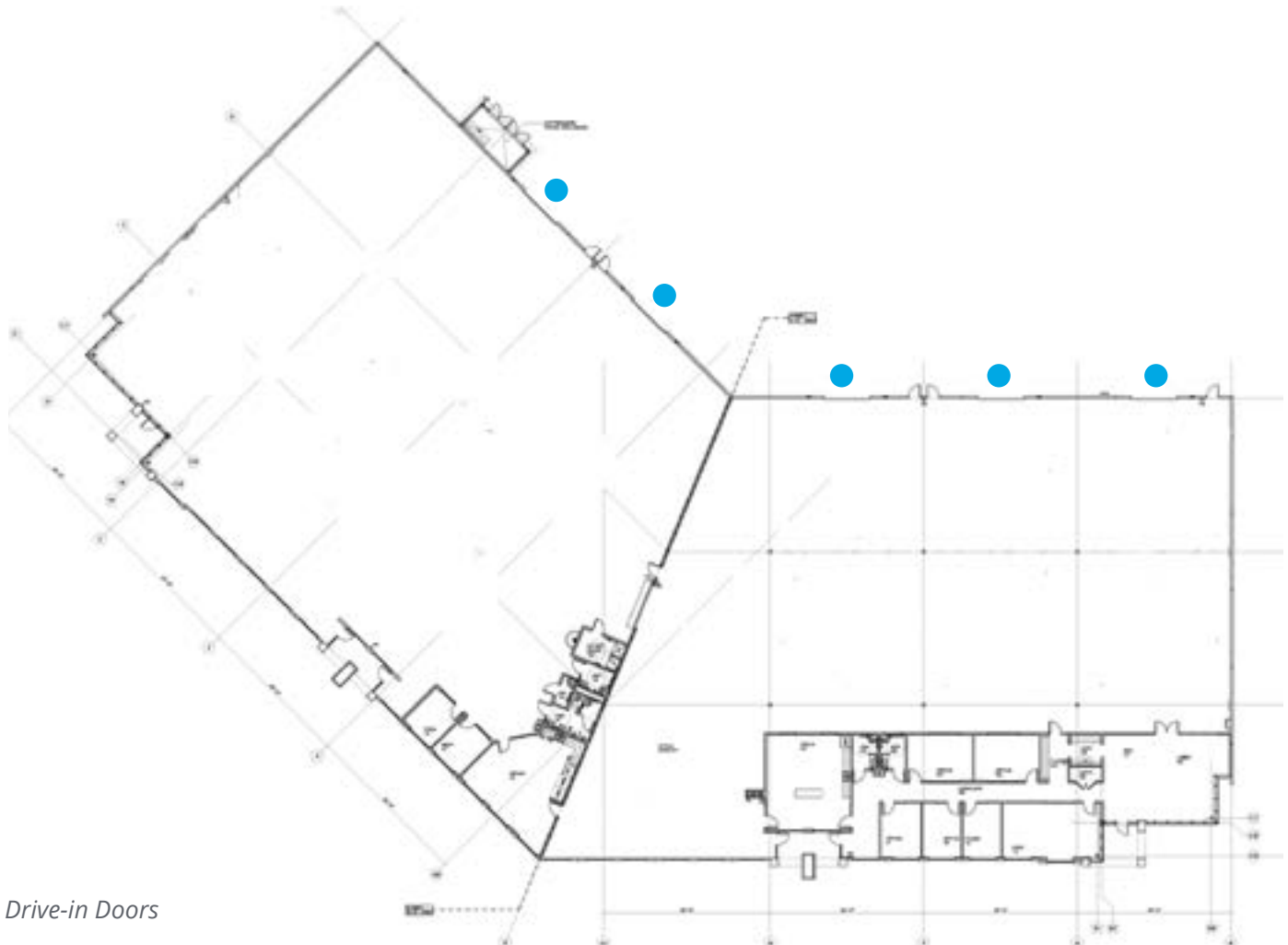
Colliers Charlotte
300 W. Summit Ave | Suite 200
Charlotte, NC 28203
+1 704 409 9933

Accelerating success.

Property Overview

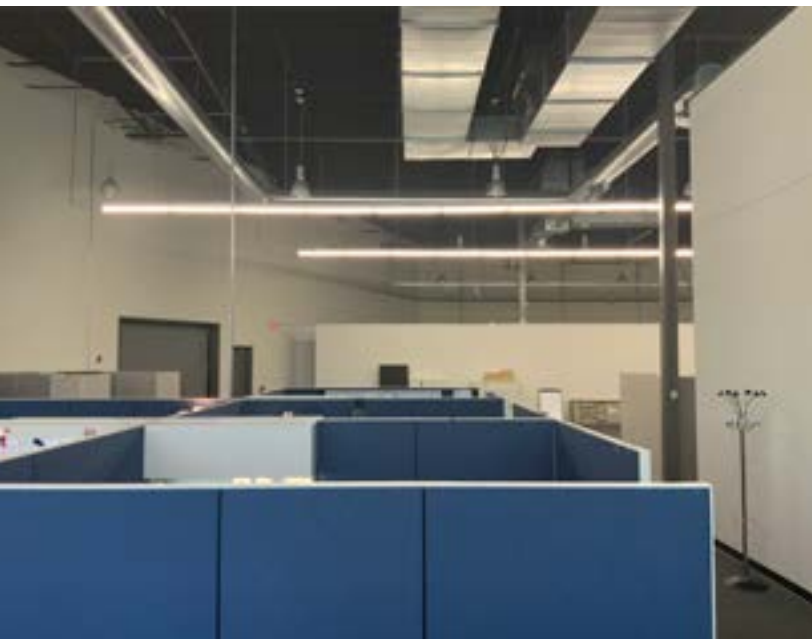
Address:	7975 West Winds Blvd Concord, NC 28027
Zoning:	I-2 (Cabarrus County)
Business Park:	West Winds Business Park
Building Size:	± 36,000
Office SF:	± 3,450
Year Built:	2006
Clear Height:	25'
Column Spacing:	40' x 40'
Loading:	(5) drive-in doors

Sprinklers:	Wet
Lighting:	Metal halide and fluorescent Track lighting in showroom
HVAC:	100% air conditioned
Electrical/Power:	208/120 3P/1200 amps
Auto Parking:	86
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



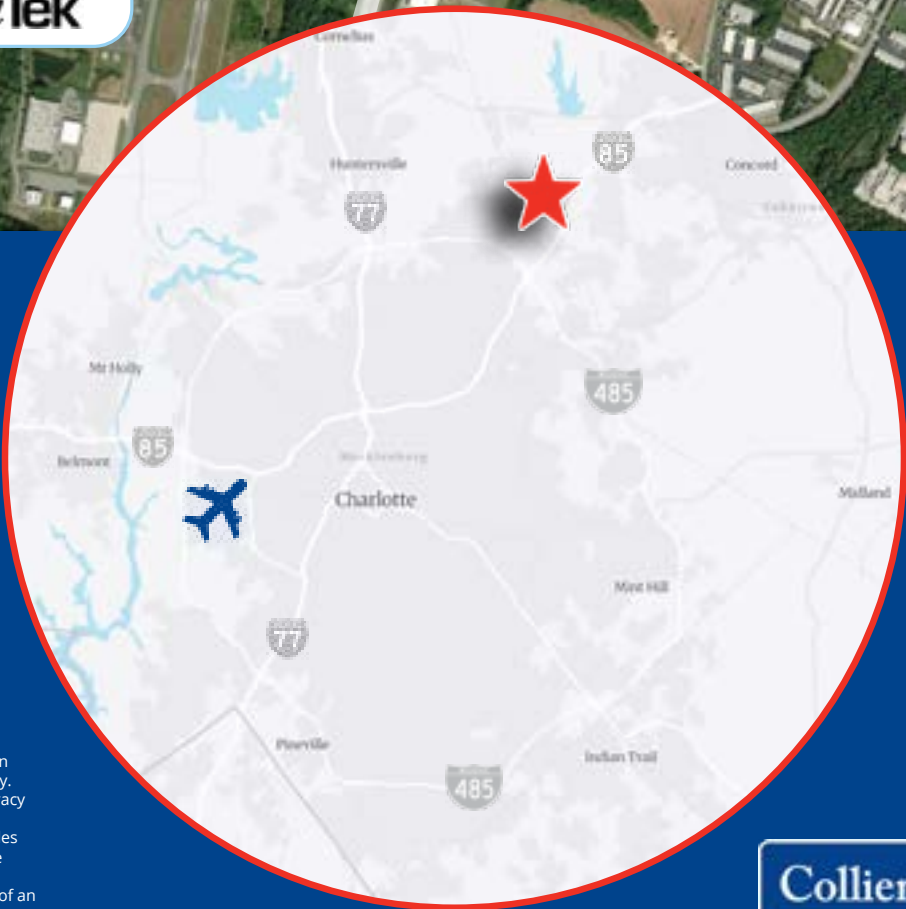
● Drive-in Doors

Property Photos





Grant Miller, SIOR
 Executive Vice President
 +1 704 409 2364
 grant.miller@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

