

Class A Corporate Campus Opportunity Available For Sale & For Lease

Concord, NC



7955 & 7975 West Winds Blvd, Concord, NC 28027

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Accelerating success.

Portfolio Overview

7955 & 7975 West Winds Boulevard, situated in the West Winds Business Park in Cabarrus County, North Carolina are perfect for a corporate campus relocation, offering both office and industrial facilities. The buildings comprise approximately 36,000 square feet and 52,799 square feet, featuring loading docks, truck courts, and ample parking. There is a prime opportunity for expansion with a graded 3.75-acre lot readily available.

The site is surrounded by robust transportation infrastructure, including major highways and the nearby Concord-Padgett Regional Airport, ensuring logistical efficiency. Additionally, the region boasts a skilled labor force, facilitating seamless operations for businesses. With its strategic location and abundant resources, this site is well-positioned to meet the demands of a thriving industrial market in Concord, North Carolina.



Less than three miles to I-85 North & South via Derita Rd, Concord Mills Blvd or Poplar Tent Rd



2.8 Million Charlotte Metro Population



875,854 Labor Force within a 40-mile radius



0.5 Miles to Concord-Padgett Regional Airport



Portfolio Specifications

Address:	7955 & 7975 West Winds Blvd Concord, NC 28027	Power:	Heavy
Zoning:	I-2 (Cabarrus County)	Fencing:	Fully Fenced Property
Parcel ID:	02-031-0007	Utilities:	Power: City of Concord
Business Park:	West Winds Business Park		Water & Sewer: WSACC
Building Size:	± 88,799 (2 Buildings)	Regional Distances:	Gas: Piedmont Natural Gas
Office SF:	± 2,635 - 3,450 SF		• (2.5) mi to I-85
Expansion Opportunity:	± 3.75 Acres		• (0.5) mi to Concord Regional Airport
Total Portfolio Size:	± 30 Acres		• (20) mi to CLT Douglas Int'l Airport

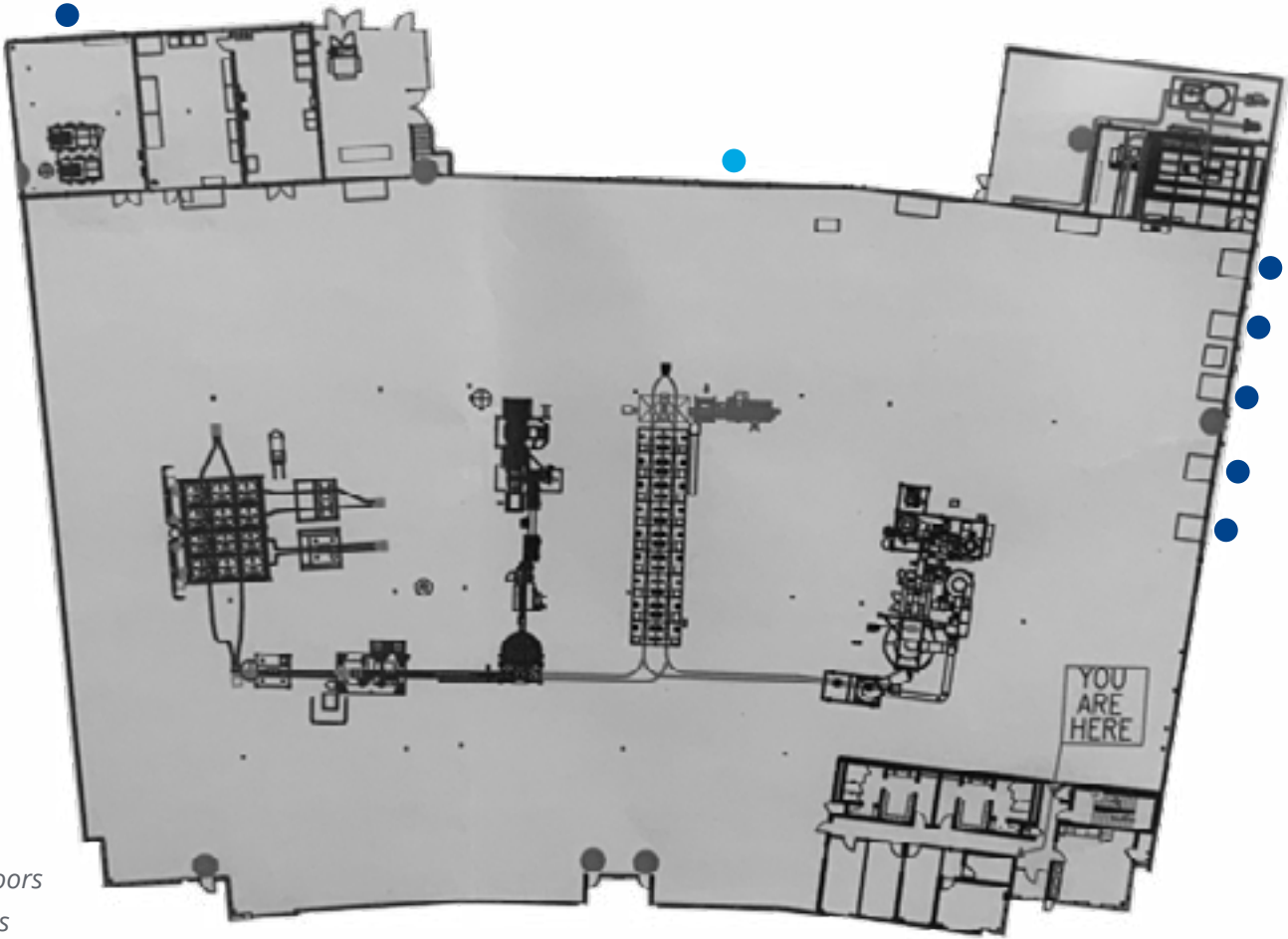
7955

Overview

Building Size:	± 52,799 SF Mezzanine area not included in total SF	Sprinklers:	Wet
First Floor	± 2,635 SF	Lighting:	LED
Year Built:	2008	Column	40' x 40'
Clear Height:	24'	Electrical/Power:	277/480v 3P/4,000 amps Compressed airlines throughout
Loading:	(6) dock high doors (5 w/ dock equipment & levelers) (1) drive-in door (1) internal dock well	Auto Parking:	78 spaces
		Truck Court:	100% concrete



7955 Site Plan



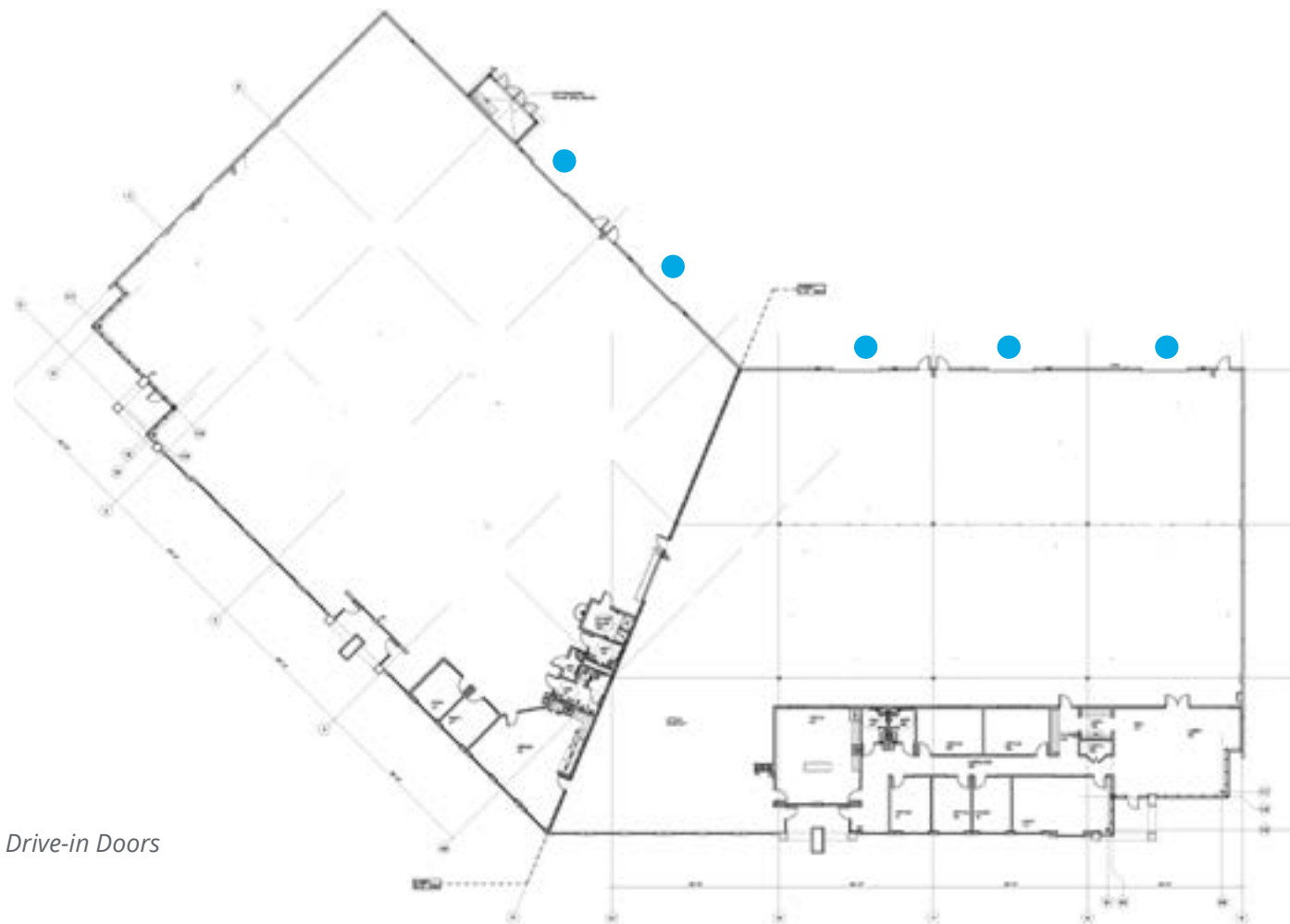
- Drive-in Doors
- Dock Doors

7975

Overview

Building Size:	± 36,000	Sprinklers:	Wet
Office SF:	± 3,450	Lighting:	Metal halide and fluorescent Track lighting in showroom
Year Built:	2006	Electrical/ Power:	208/120 3P/1200 amps
Clear Height:	25'	Auto Parking:	86
Column	40' x 40'	Truck Court:	100% asphalt
Loading:	(5) drive-in doors		

7975 Site Plan



Cabarrus County



Established
Neighborhoods



Historic
Downtowns



Entertainment

Recent Major Occupiers



Red Bull



CARVANA



Interstate Access



Runs through
Cabarrus County



Outerbelt (2) miles
from Concord



(12) miles south &
west of Concord



(20) miles north on
I-77

The Heart of Racing



Fast Facts



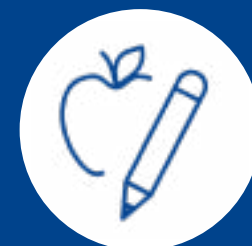
2,805,115
Total Population



\$107,072
Avg. Household
Income



875,854
Labor Force within
a 40-Mile Radius



Top 30%
Ranking of NC
Public Schools



<30 Minutes
Charlotte Douglas
Int'l Airport



7955 & 7975
West Winds Blvd

amazon

NASCAR



ROUSH FENWAY
RACING

FLYRIGHT
iTek

Concord-Padgett
REGIONAL AIRPORT
SOP, USA

Xets express

NKBC

TDC

AIT

Avante
Health Solutions

classic

LENNIX Pros.com

MAX SOLUTIONS
BIGGER THAN PACKAGING

amazon

EXIT
52

INTERSTATE
85



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