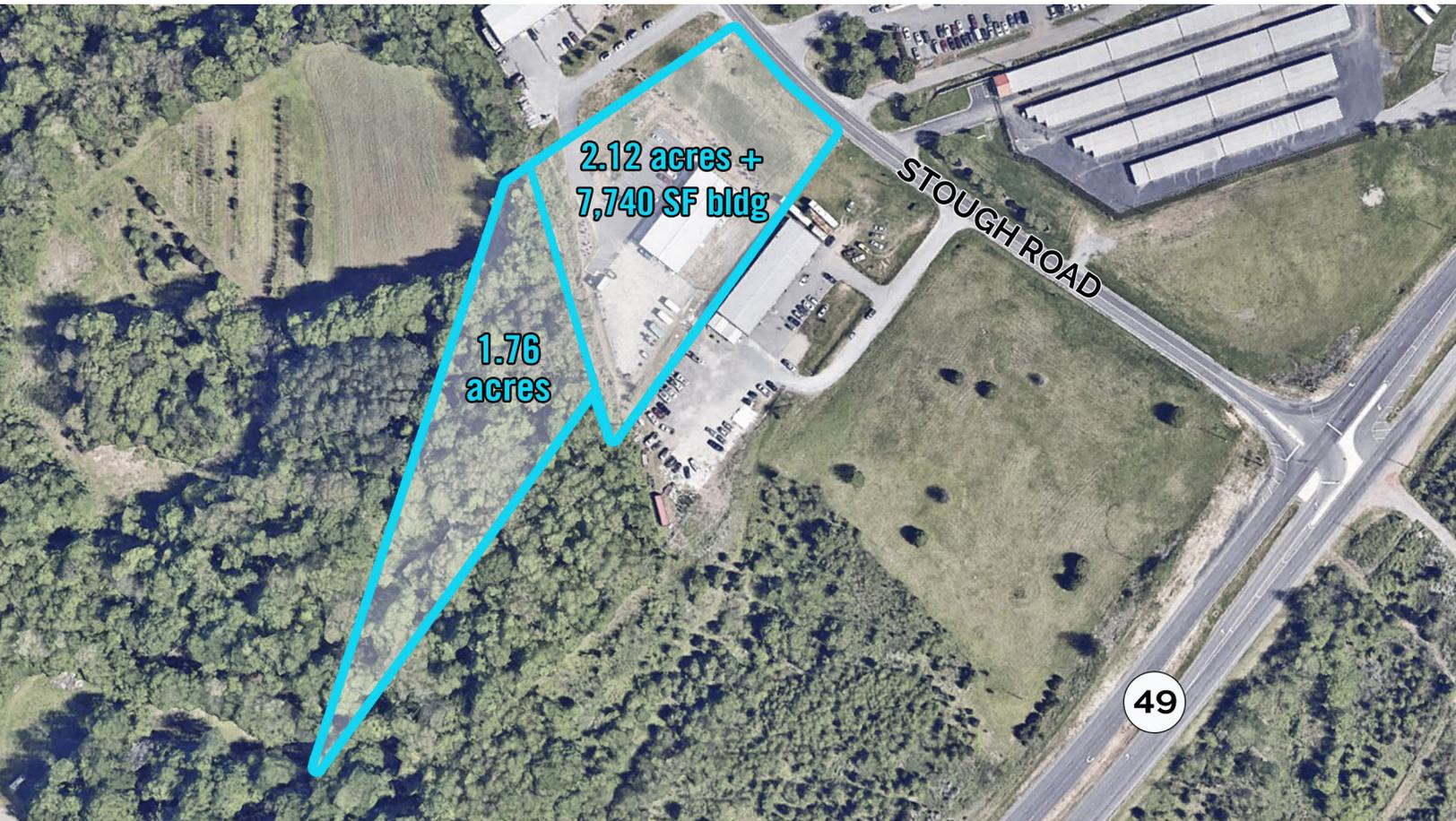


# 4950+4956 Stough Road Concord, NC 28027

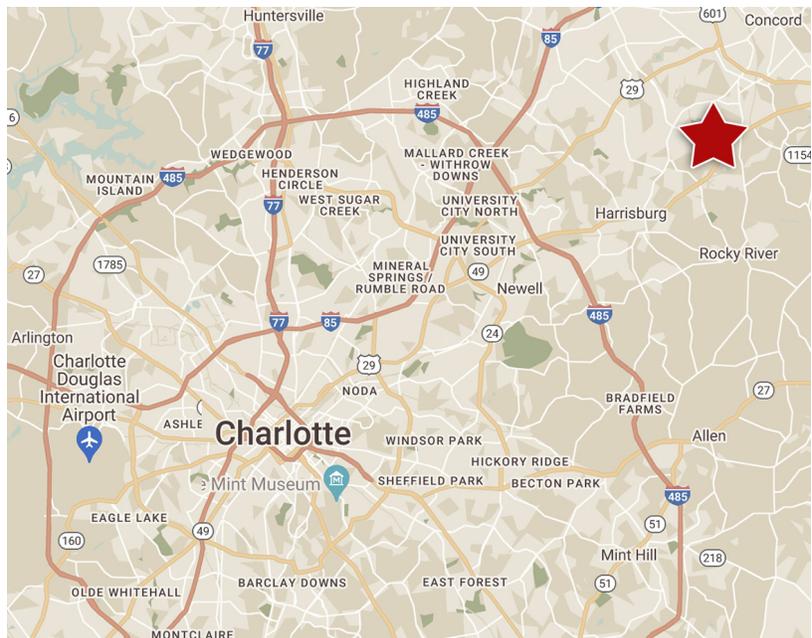
# FOR SALE

Flex Bldg + Land



## Strategically Located in a Thriving Regional Market

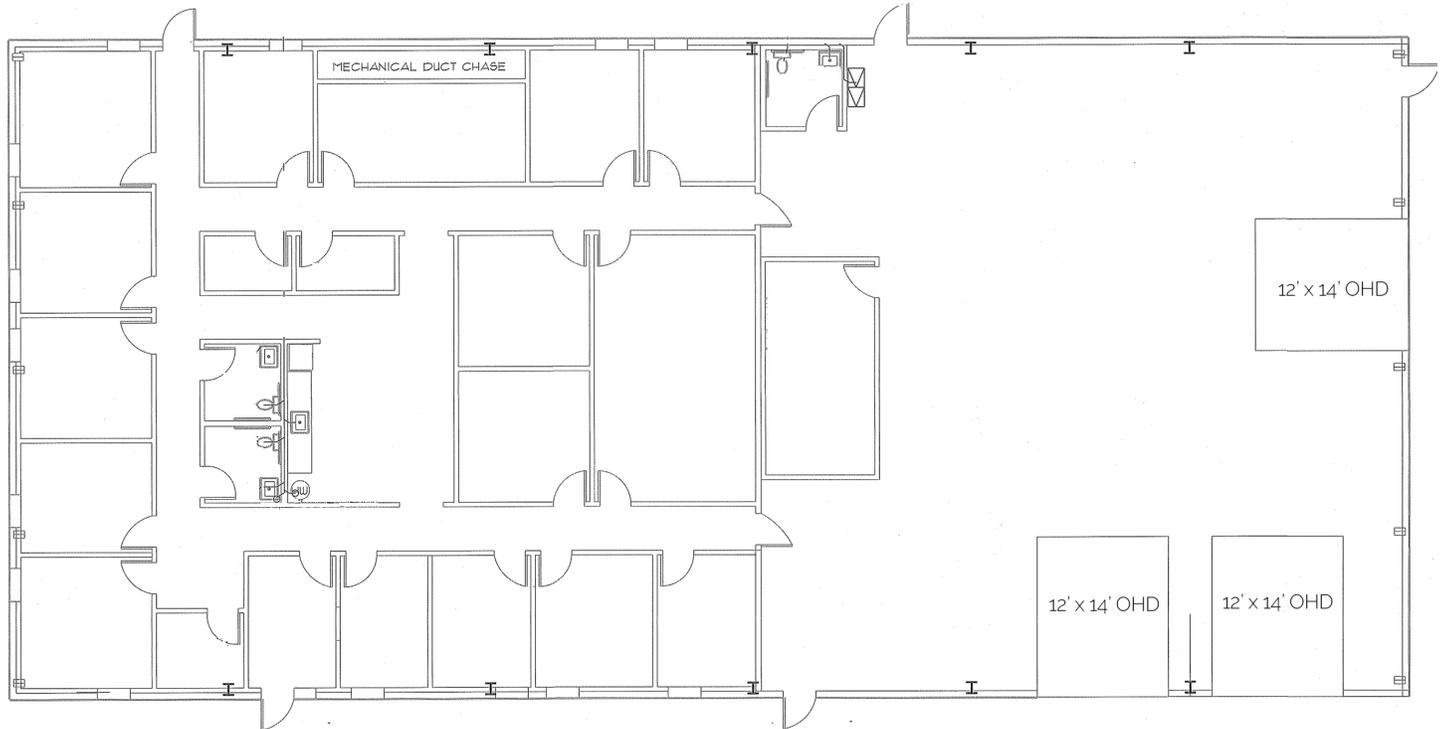
- 7,740 SF Flex Building on 2.12 Acres
- Vacant Land on 1.76 Acres
- Zoned Light Industrial (I-1)
- Situated Within a Well Established Industrial & Commercial Corridor
- Asphalt & Striped Parking Lot
- Fenced In & Graveled Outside Yard
- Owner Occupied
- Convenient Access to Major Transportation Routes that Include Hwy 49, I-485, I-85
- *Parcel with the building only allows for approximately 20,000 SF of impervious surface. The gravel yard is currently non-conforming to current city code.*



Brian Smith, SIOR, CCIM, MBA • 704.910.9518  
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Concord, NC 28027

**FOR SALE**  
Flex Bldg + Land



WAREHOUSE	3,380 SF
OFFICE	4,360 SF
<b>TOTAL</b>	<b>7,740 SF</b>

- Three (3) 12' x 14' Overhead Drive In Doors
- Upgraded Office Space Includes:
  - New LED Lighting
  - New Paint
  - New Flooring
- Three (3) Restrooms
- Break Room/Kitchen
- Conference Room
- Storage



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