



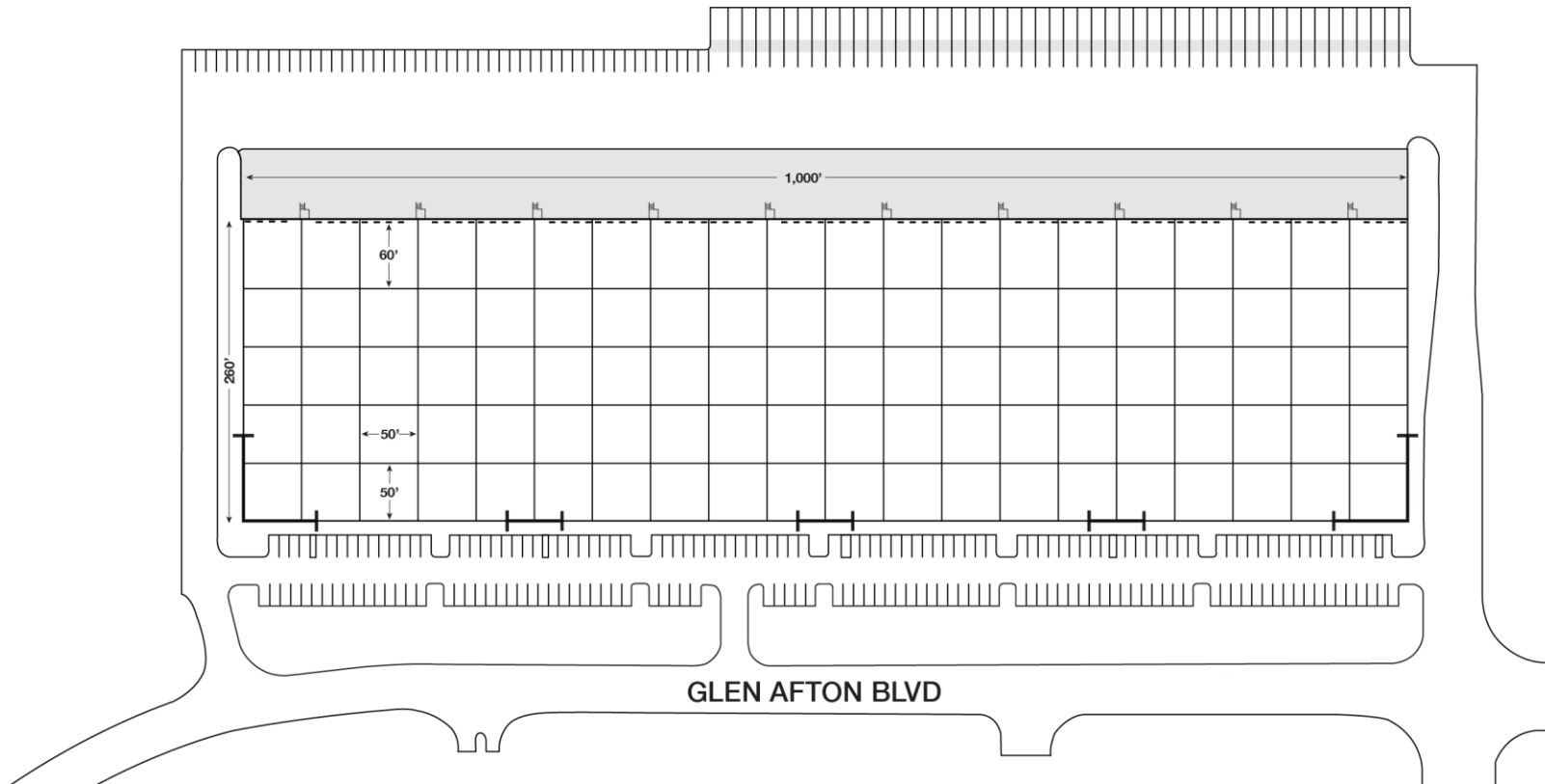
Overview

Afton Ridge is located in Kannapolis, North Carolina, in rapidly growing Cabarrus County. Conveniently located at the interchange of I-85 and Kannapolis Parkway (Exit 54), it is a 20 minute drive to downtown Charlotte and is well positioned along the I-85 corridor to serve most eastern U.S. markets. The development offers a wide variety of food and service options to complement the 2 million sf of planned industrial real estate. Businesses can be confident that Afton Ridge will be developed in accordance with the quality standards the market has come to expect from Childress Klein, one of the Southeast's largest full-service real estate companies.

Building II is a 260,000 sf rear loading building with a 30' clear height, 50'-wide x 50'-deep column spacing with a 60'-deep loading bay and extensive on-site auto and trailer parking.



AFTON RIDGE BUSINESS PARK



Property Features

- ◀ 260,000 SF rear loading building
- ◀ Building Dimension 1,000' x 260'
- ◀ 30' clear height
- ◀ 50'-wide x 50'-deep column spacing with 60'-deep loading bay
- ◀ ESFR sprinkler system
- ◀ 130'-deep truck courts
- ◀ (60) 9' x 10' dock doors
- ◀ 165 auto parking spaces
- ◀ 50 trailer parking spaces
- ◀ Up to 276 auto parking spaces
- ◀ Up to 82 trailer parking spaces
- ◀ Signalized exiting to Kannapolis Parkway & I-85
- ◀ Dual exit points to Kannapolis Parkway and Poplar Tent Road

