



For sale or lease

148,154 s.f.

Pharmaceutical development + manufacturing facility expandable by **100,000 s.f.**

- Office s.f. +/- 23,300 s.f.
- Clear height: Office: 8' to 12', Manufacturing: 10' to 28', Warehouse: 24' - 34'
- Sprinkler system throughout (Wet & ESFR)
- 3 dock high doors (2 inbound, 1 outbound)
- 1 drive-in door (grade level / oversized)
- Power: 4500 amps, 3 ph, 120/480V
- Building dimensions: 500' X 315'
- Acreage: 16.4 AC
- Auto parking: 880 positions
- Lease rate: Negotiable
- Sale price: \$110 p.s.f.

2865 N. Cannon Blvd,
Kannapolis, NC

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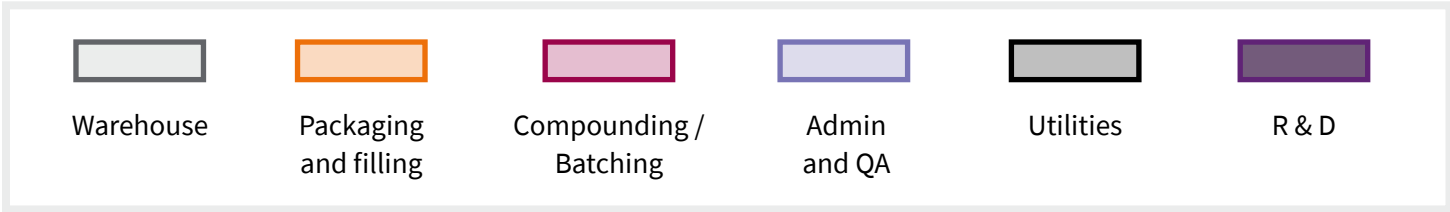
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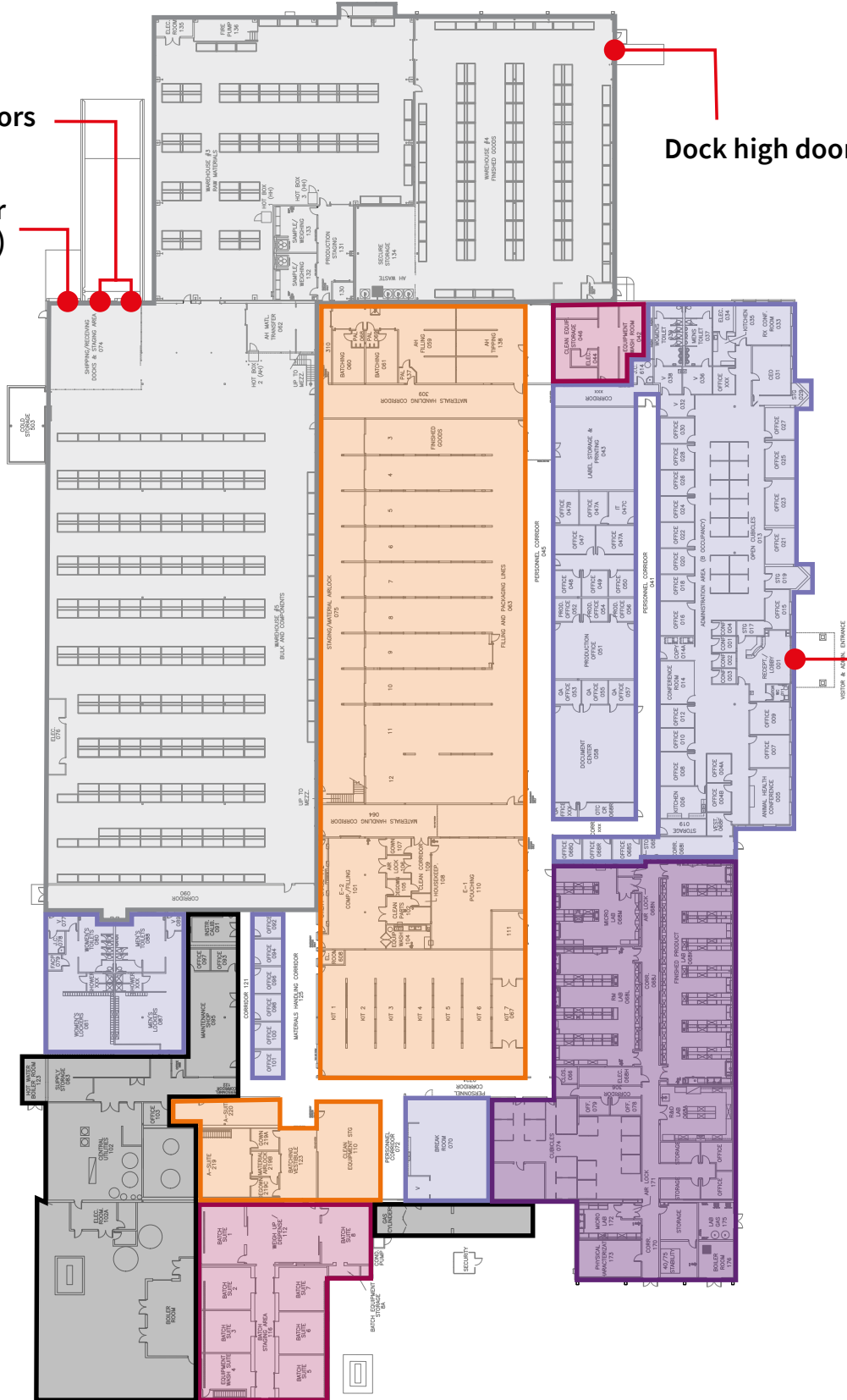


2 dock high doors

Drive-in door (grade level)

Dock high door

Front entrance



Former use:

2865 N. Cannon was previously a pharmaceutical development and manufacturing facility used for production of liquid and semi-solid topical products (creams, ointments, and gels) across the regulatory spectrum.



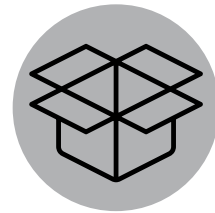
Features:



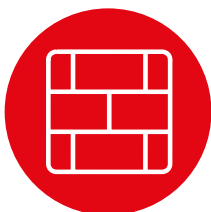
Optimized for pharmaceutical manufacturing



Dedicated drug manufacturing suites



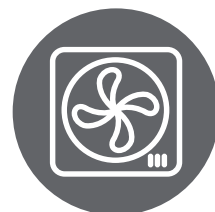
Dedicated processing, packaging areas & racked warehouse



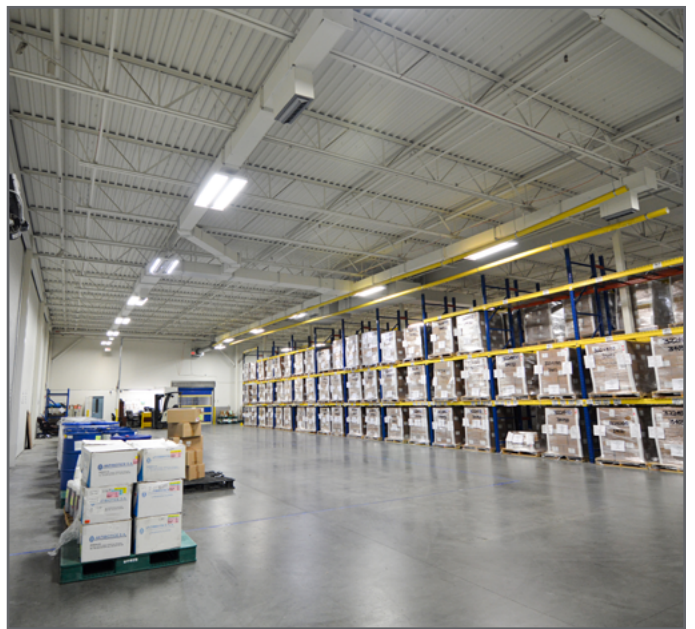
Ample existing infrastructure in place



Heavy parking available

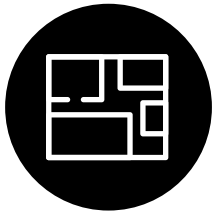


Fully conditioned



Infrastructure

2865 N. Cannon is a complete manufacturing facility. This **148,154 s.f.** building is built for the research, development, and production of cosmetics, over-the-counter (OTC) drugs, prescription (Rx) pharmaceutical medical devices, and animal health products.



Zoning:

Jurisdiction - City of Kannapolis

Designation - I-2, Heavy Industrial



Utilities:

Water + Sewer - City of Kannapolis

Electrical - Duke Energy

Natural Gas - PSNC



Improvements:

Year Built - 1993

Renovations - Gut renovations from 2005-2007 into pharmaceutical manufacturing facility

Further Renovations / Additions - 2007 / 2009 / 2011

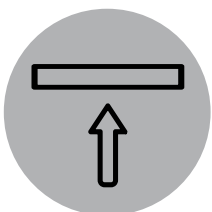
Special Features -

15% office space

7% R & D / lab testing

43% high end manufacturing / clean room

35% warehouse space

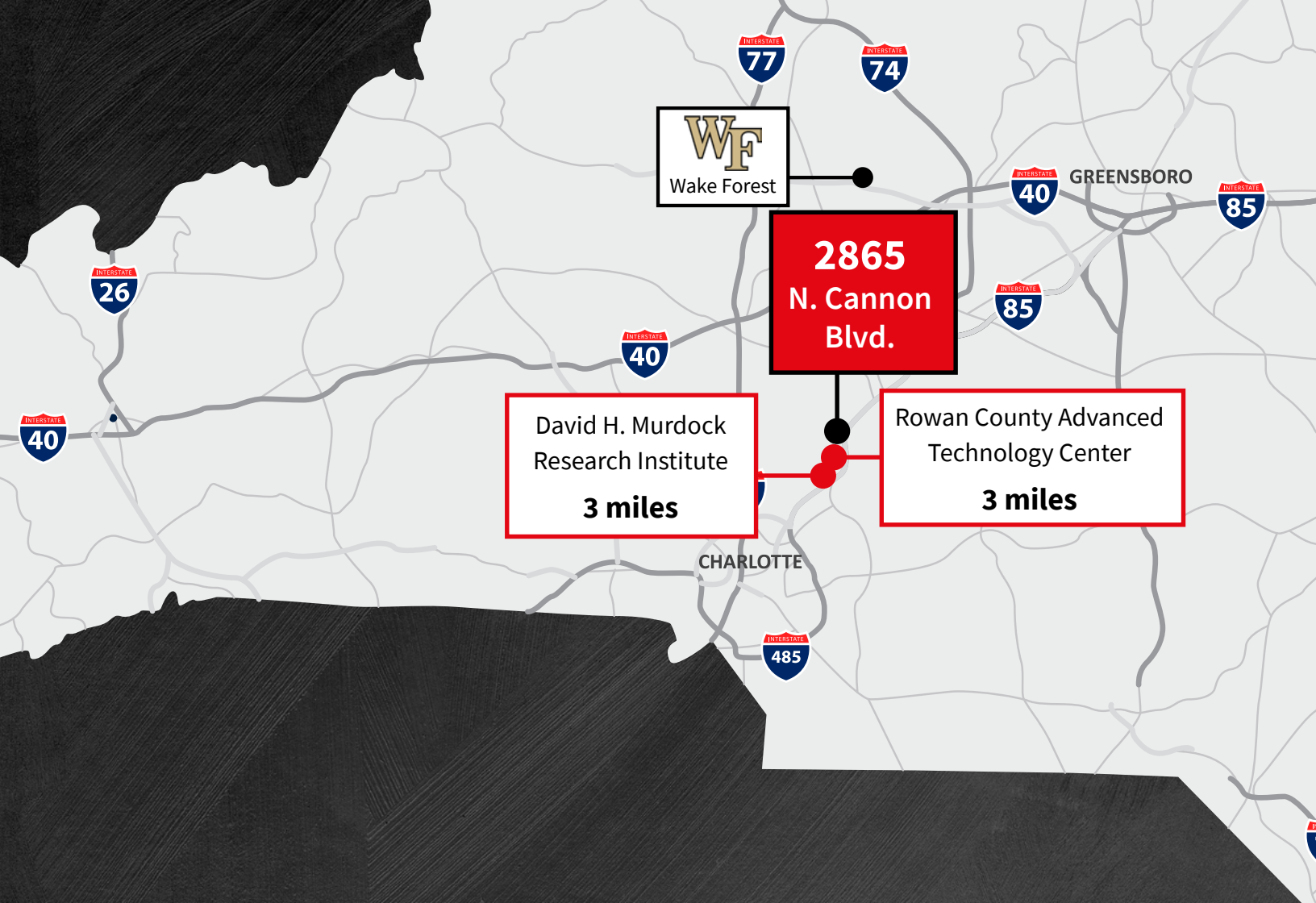


Construction:

Clear height in feet -

Office: **8' to 12'** - Manufacturing: **10' to 28'**

Warehouse: **23' - 34'**



NC at a glance

#1

Best state for business

Source: Forbes

#4

State for fiscal stability

10.3%

Population growth
2010-2020

\$5.66

Billion GDP

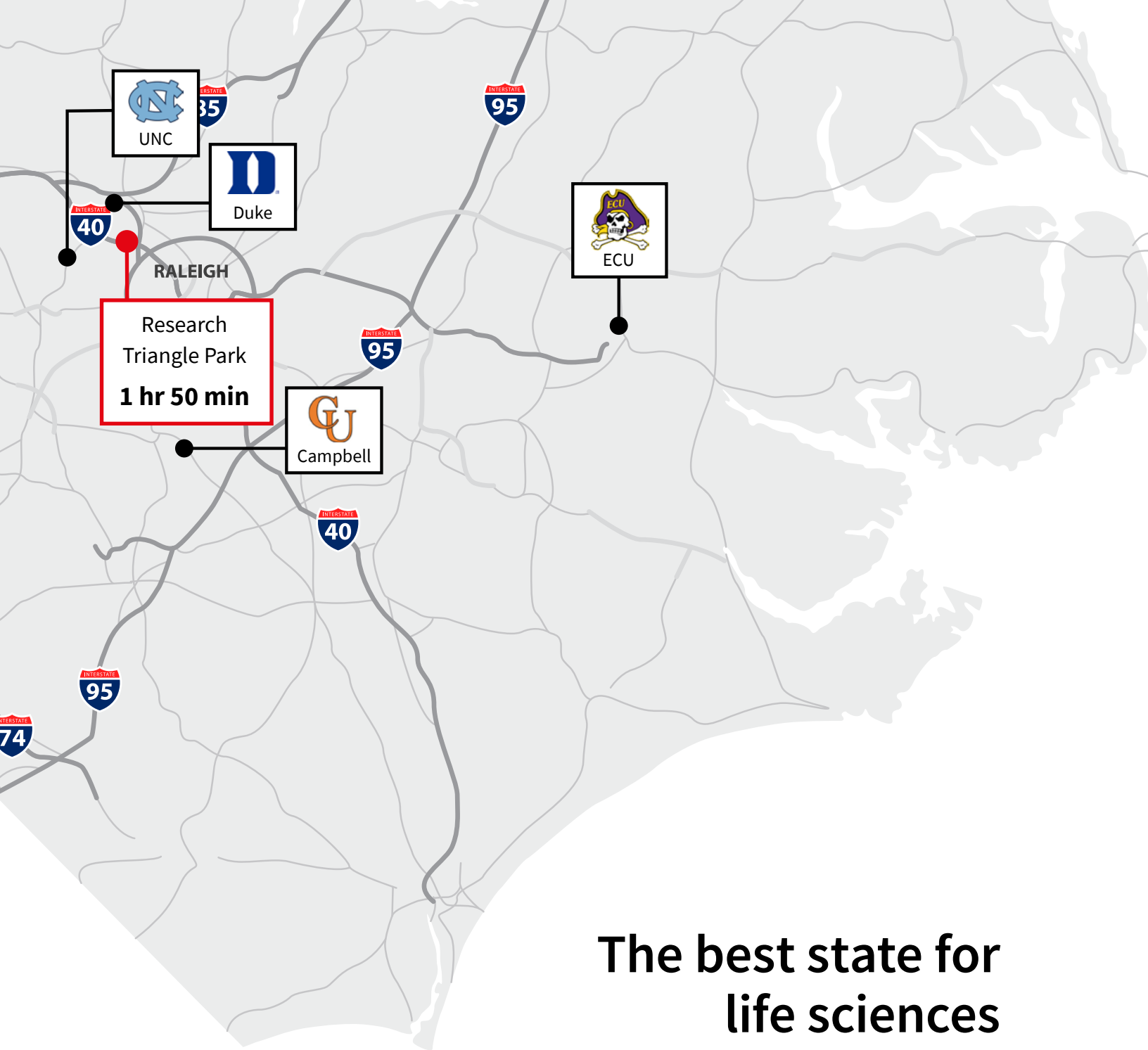
#1

State for economic growth potential

Source: Business Facilities

10.53

Million population



The best state for life sciences

5

Medical schools
(UNC, Duke, Wake Forest,
ECU, Campbell)

75K +

Life science
workforce

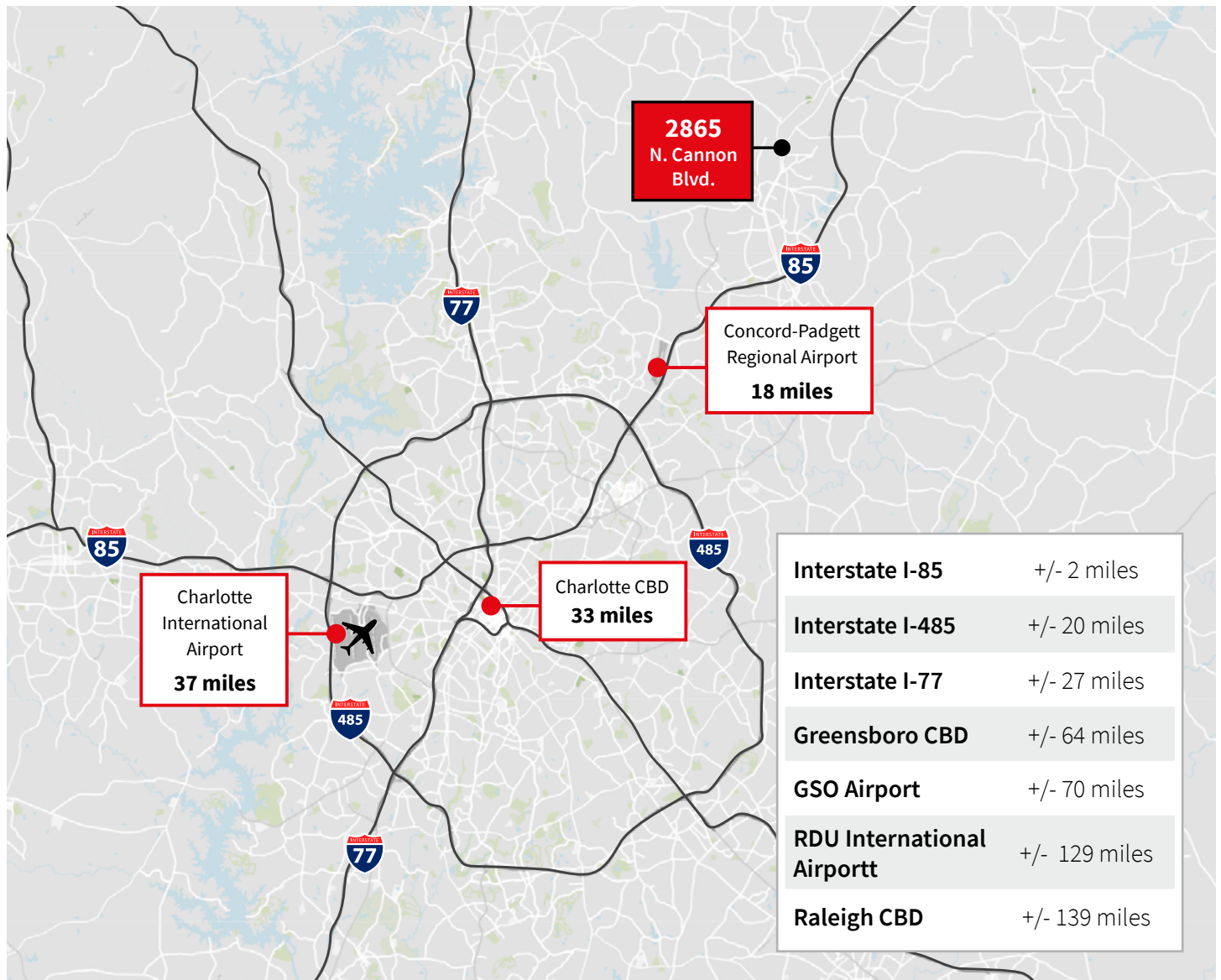
735

Bioscience
companies

\$2.2

Billion in NIH
funding
(YTD 2020)

Location overview



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