

CHARLOTTE BUSINESS JOURNAL

Around the Region

Concord business center filling quickly

Charlotte Business Journal - May 13, 2005 by [Ken Elkins](#)

A Cornelius company is developing a \$3.5 million office-warehouse complex in Concord that could be ready for its first occupants by mid-June.

[J.K. Hogan Inc.](#) already has commitments for nearly half the space in the two buildings planned for Odell Business Center, a 46,000-square-foot development at Poplar Tent and Odell School roads, west of Interstate 85.

"It's been very well-received," says Scott Hensley, partner in [Piedmont Properties/CORFAC International](#), which is marketing the property.

Women's Auxiliary of Motorsports has bought 3,000 square feet, and other Odell businesses will include Auto Broker Ltd., BkB2 Motorsports and Future Glass and Mirror.

The center's first 23,000-square-foot building is expected to be ready for occupants next month. Construction of the second building, also measuring 23,000 square feet, has started and is scheduled for completion this summer.

The center's units, which range from 1,500 to 3,000 square feet, are designed to combine a small office and warehouse space. Space sells for \$66.50 per square foot. Lease rates are \$6 per square foot for warehouse space and \$12 per square foot for offices. J.K. Hogan is building the complex.

Trailer maker moving to Cabarrus

Kannapolis and Cabarrus County will offer a combined \$98,000 in incentives to bring a \$4 million race-car trailer maker's headquarters and fabrication facility from northern Mecklenburg County.

[Golden Gait Trailers](#) plans to build a 35,000-square-foot building off N.C. Highway 73, near Interstate 85, and expects to expand to 100 employees at the new location.

The company now has 30 employees.

"It's nice to feel wanted by the city and county," says Tim Masud, president and chief executive.

Kannapolis officials estimate the city will receive about \$40,000 over the next five years in taxes and other revenue from Golden Gait Trailers.

"GGT is a growing firm that will contribute well-paying jobs and increase our tax base," says Mike Legg, Kannapolis city manager.

Golden Gait Trailers, founded in 1988, will move from Mount Holly-Huntersville Road, north of Charlotte.

Springs sells vacant Chester plant

[Springs Industries Inc.](#) has sold its Eureka Plant in Chester to [Spartan Fiber & Co.](#) of Spartanburg, S.C., which plans to use the former textile plant for yarn storage and distribution.

Financial terms weren't disclosed.

Springs closed the Eureka plant in mid-2003, eliminating 190 jobs. Many of those employees found other jobs with the company.

Gary Mahaffey, president and owner of Spartan Fiber, says the plant will initially employ a small

number of Spartan workers.

Because there is more space at Eureka than Spartan needs, the company will lease space to the Good Samaritan Medical Clinic, a voluntary organization that provides health-care services to the local poor.

The Springs Close Foundation has provided financial support to the clinic to buy medical and office supplies.

In March, Fort Mill-based Springs said it would close two fabric-weaving plants in the eastern Chester County town of Fort Lawn and invest \$10 million in its remaining weaving plant near Chester. Competitive pressures have prompted the cutbacks, the company says.

Springs will close its Elliott and Frances plants this month and in July, respectively.

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