



ONE MILLION
SQUARE FEET IN THE
CHARLOTTE REGION

T.I.P.

TROUTMAN INDUSTRIAL PARK

386 MURDOCK RD

TROUTMAN, NC

PHOTO TAKEN 10.10.2019



±250,000 - 1,000,000 s.f.
Spec development
Available Q1 2020

- Direct Access to I-77
- 36' Clear
- 550 trailer parks
- 667 auto parks
- 236 dock doors



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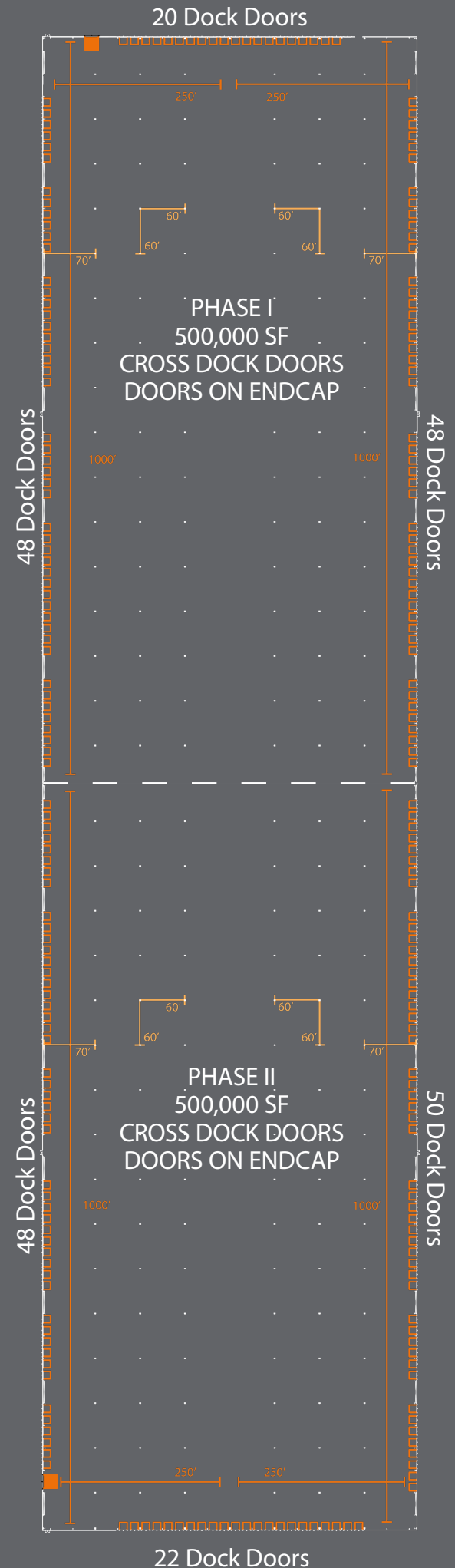
For more information including additional photos and videos of construction progress please visit www.TroutmanIndustrial.com

FLOORPLAN



BUILDING SPECIFICATIONS

AVAILABLE SF	±250,000-1,000,000
ZONING	IH
BUILDING DIMENSIONS	500' X 2000'
CLEAR HEIGHT	36'
DOCK HIGH DOORS	236 (10' X 10' with 7' X 8' 40,000 lb pit levelers, locks & seals)
DRIVE-IN DOORS	2 (14' X 14')
COLUMN SPACING	60' X 60' with (2) 70' speed bays
SPRINKLERS	ESFR - K22 heads Rack storage <40' Class I - IV Commodity
POWER	(4) 1200 AMP services 3 phase/4 wire
ROOF	Standing seam metal - 30 yr warranty R-32 Insulation Roof water piped underground
WALLS	6" precast 13' AFF R-19 Insulation
CONCRETE SLAB	Phase 1: FF = 88.0 FL = 53.1 Random Traffic, 7" - 4,000 PSI, Bekaert Steel Fiber Phase 2: FF = 65.2 FL = 43.6 Random Traffic, 6" - 4,000 PSI, Bekaert Steel Fiber 120' X 120' Jointless Permaban Wave Construction
TRUCK COURTS	200', 4,000 PSI, 7", Bekaert Steel Fiber
TRAILER PARKING	±580 parks (expandable, interchangeable)
AUTO PARKING	±667 parks (expandable, interchangeable)
ASKING RATE	\$4.65/SF NNN
TICAM	Est. taxes years 1-3: \$0.10/SF Est. insurance years 1-3: \$0.06/SF



Site plan

1.5 miles to I-77

Trailer Parking: 580
Auto Parking: 667
*Trailer and Auto parking are expandable and interchangeable
Building dimensions: 500' X 2000'

407 Employee
Parking Spaces

76 Employee
Parking Spaces

SHADED AREA INDICATES
TRAILER & AUTO PARKING
EXPANSION CAPACITY

123 Trailer
Parking Spaces

500' x 2000'
1,000,000 SF

207 Trailer
Parking Spaces

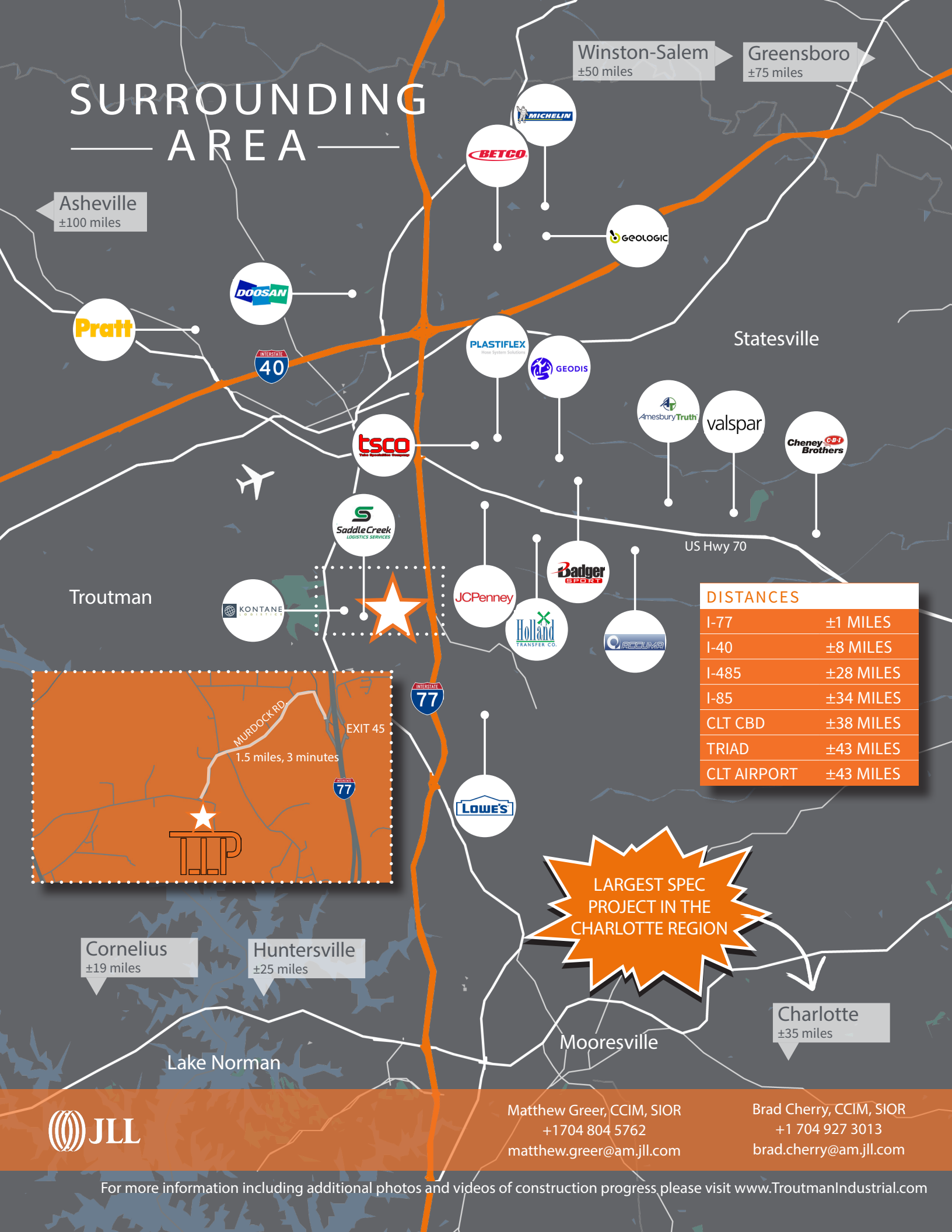
Pond

SHADED AREA INDICATES
TRAILER & AUTO PARKING
EXPANSION CAPACITY

118 Employee
Parking Spaces

250 Additional
Trailer Parking Spaces

SURROUNDING AREA



DISTANCES	
I-77	±1 MILES
I-40	±8 MILES
I-485	±28 MILES
I-85	±34 MILES
CLT CBD	±38 MILES
TRIAD	±43 MILES
CLT AIRPORT	±43 MILES

**LARGEST SPEC
PROJECT IN THE
CHARLOTTE REGION**



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