

77/40 COMMERCE CENTER

FOR LEASE
BUILD TO SUIT
OPPORTUNITY
FROM 210,000 TO
1.1MM SF



conceptual rendering



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77/40 COMMERCE CENTER

ADDRESS	Highway 21 (Turnersburg Highway) & I-77 Statesville, NC
COUNTY	Iredell
SITE SIZE	±185 Acres
MIN. CONTIGUOUS BUILDING	210,000 SF
MAX. CONTIGUOUS BUILDING	1,231,875 SF
ZONING	LI (Light Industrial) City of Statesville, NC
FRONTAGE	Direct Frontage on I-77

UTILITIES

ELECTRIC POWER	Duke Energy
NATURAL GAS	Dominon Energy
WATER	Iredell Water
SEWER	City of Statesville
TELECOM	Tenant Choice

TRANSPORTATION

INTERSTATE	Direct connectivity to Interstate 77 (Exit 54); Two miles north of intersection with Interstate 40
AIRPORT	Charlotte Douglas International: 50 miles Statesville Regional Airport: 11 miles
PORTS	Port of Charleston, SC: 250 miles Port of Wilmington, NC: 250 miles

“AMERICA’S TOP STATE FOR BUSINESS 2022”
–CNBC

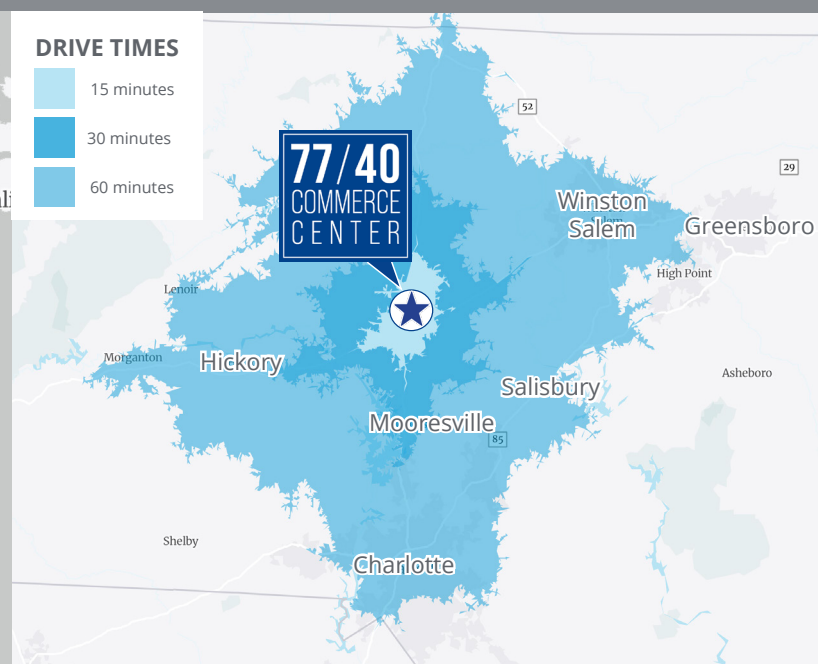
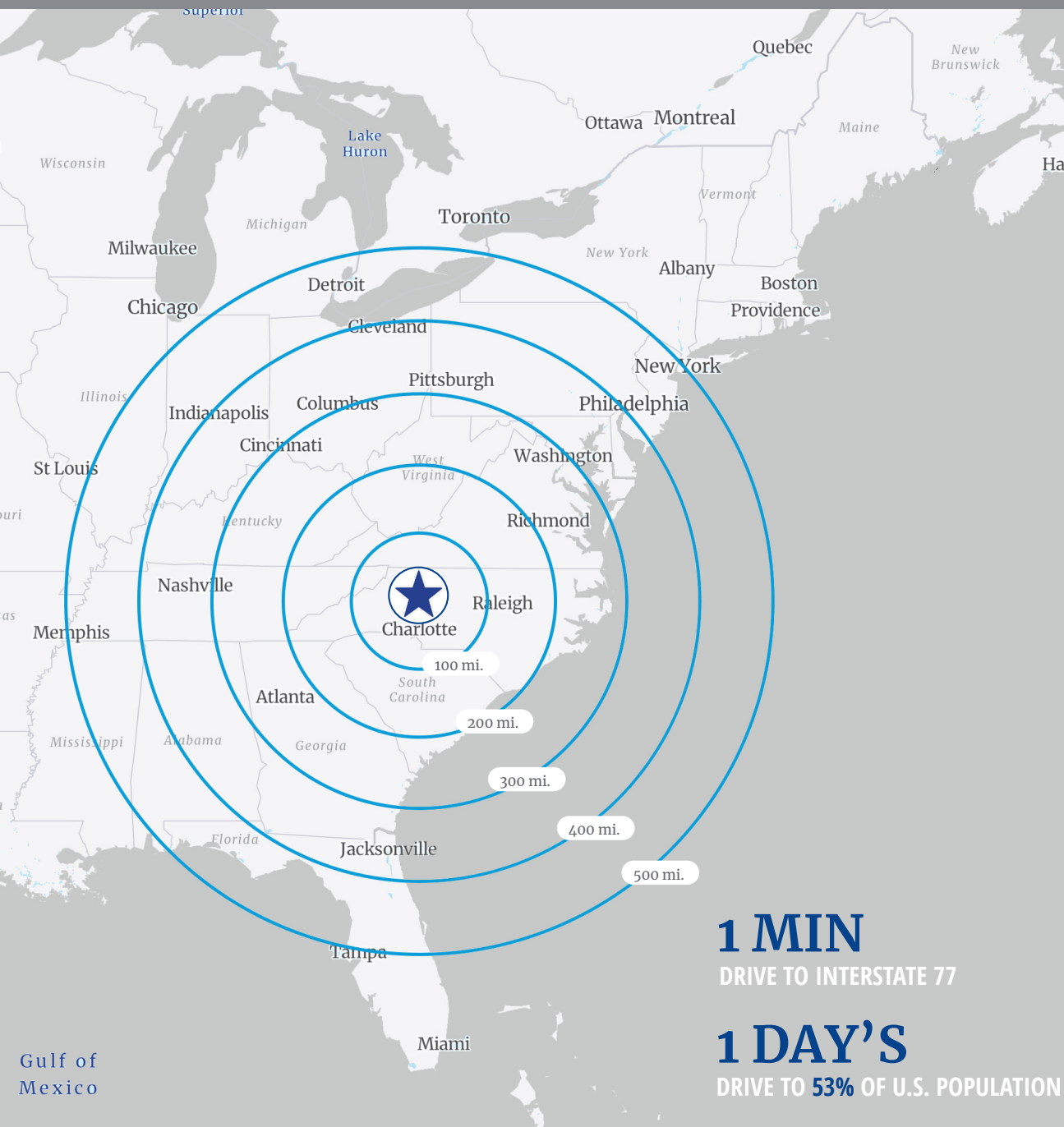
LOCAL & STATE INCENTIVES

- The City of Statesville and Iredell County offer discretionary local incentives to qualifying industries based upon investment, job creation, and wages.
- The State of NC offers several performance-based, discretionary programs to new and expanding businesses considering locating or expanding a facility in NC.

www.iredelledc.com

77/40 COMMERCE CENTER

Location Overview



STRATEGICALLY LOCATED.

INTERSTATE 77
0.6 miles / 1 min

INTERSTATE 40
2 miles / 2 min

INTERSTATE 81
86 miles / 1 hr 15 min

CLT DOUGLAS INT'L AIRPORT
50 miles / 55 min

INTERSTATE 85
40 miles / 40 min

GREENSBORO, NC
70 miles / 1 hr 10 min

PORT OF WILMINGTON
250 miles / 4 hr 5 min

PORT OF CHARLESTON
250 miles / 4 hr 5 min

Neighboring Companies

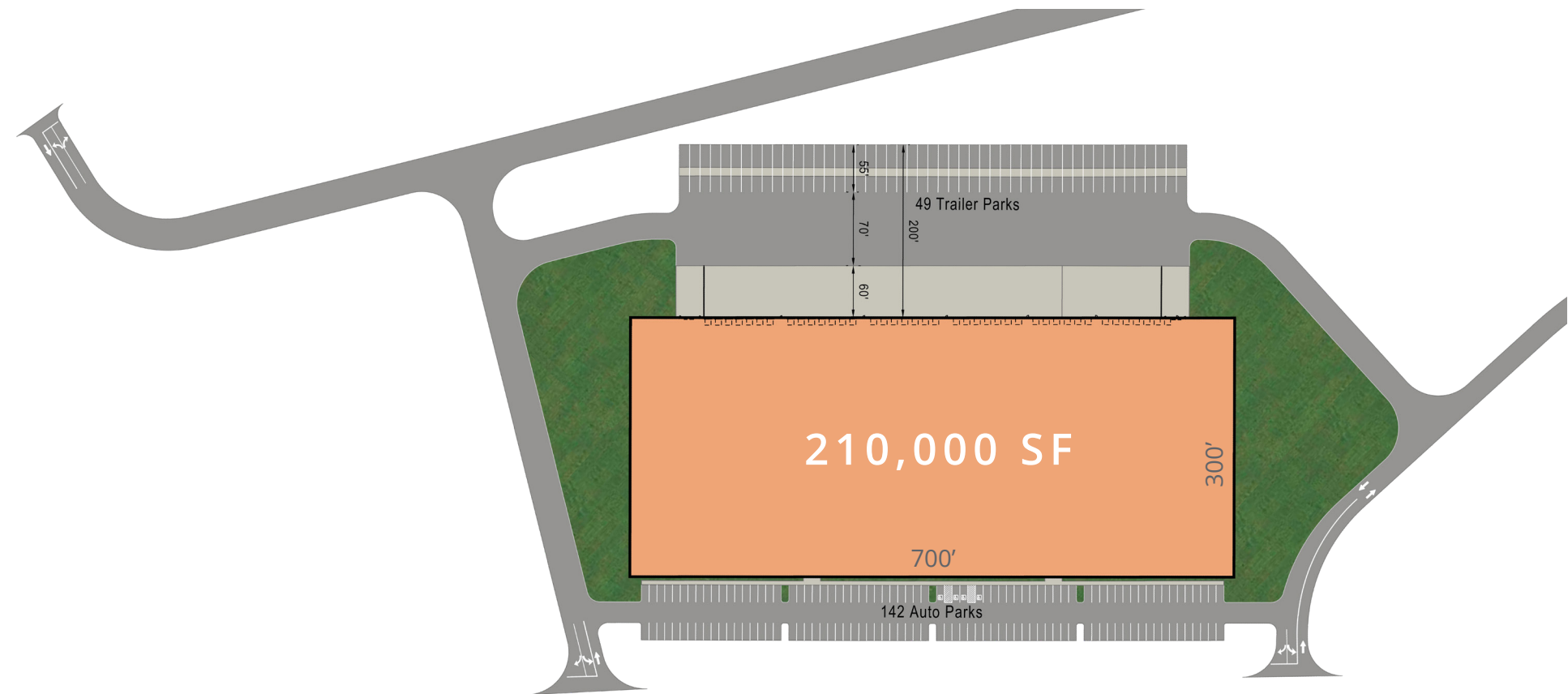




Building Specs

Building Size	1,101,600 SF (expandable up to 1,231,875 SF)
Building Dimensions	600' x 1,836'
Column Spacing	54' x 50' w/ 75' speed bays
Clear Height	40'

Dock High Doors	±210
Lighting	LED
Auto Parking Spaces	±608
Trailer Parking Spaces	±224
Sprinkler System	ESFR



Building Specs

Building Size	210,000 SF
Building Dimensions	300' x 700'
Column Spacing	54' x 47' w/ 65' speed bays
Clear Height	32'

Dock High Doors	TBD
Lighting	LED
Auto Parking Spaces	±142
Trailer Parking Spaces	±49
Sprinkler System	ESFR

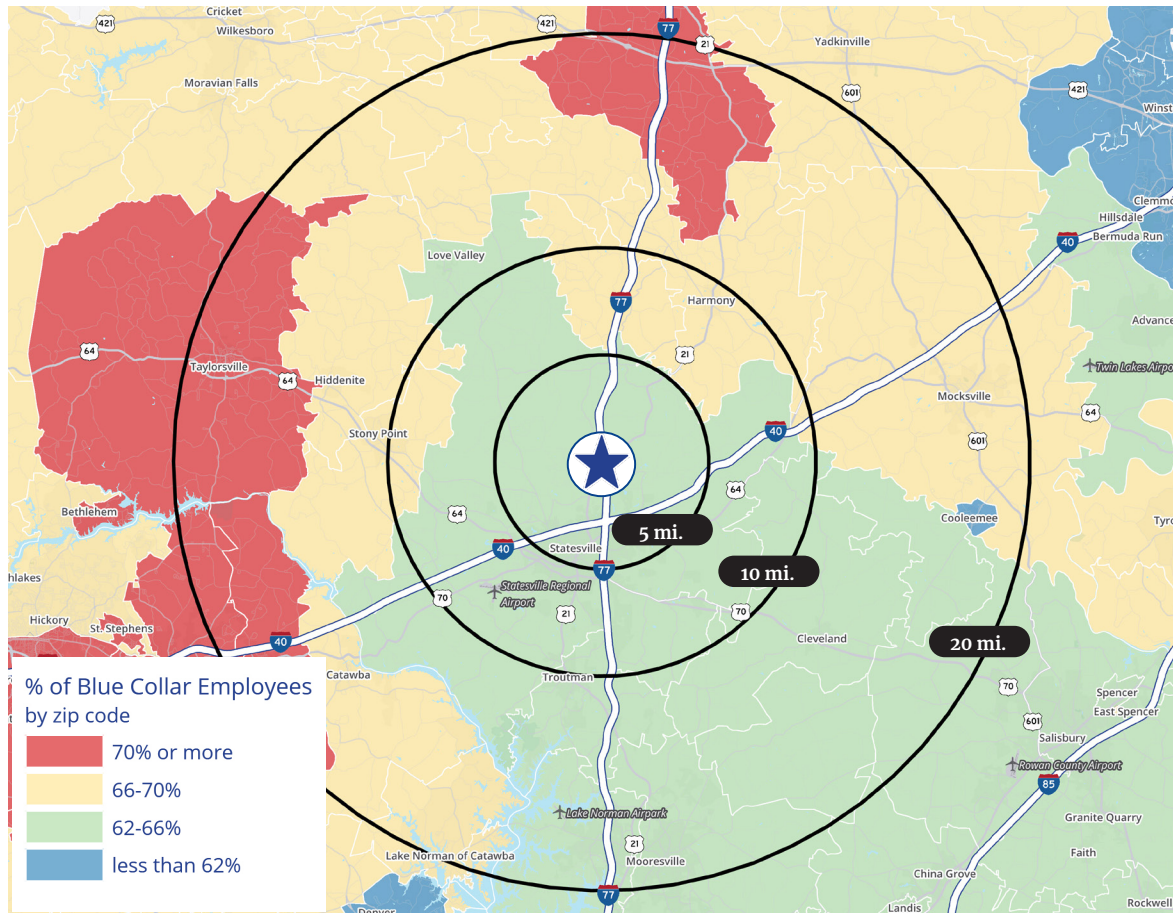
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Site Plan



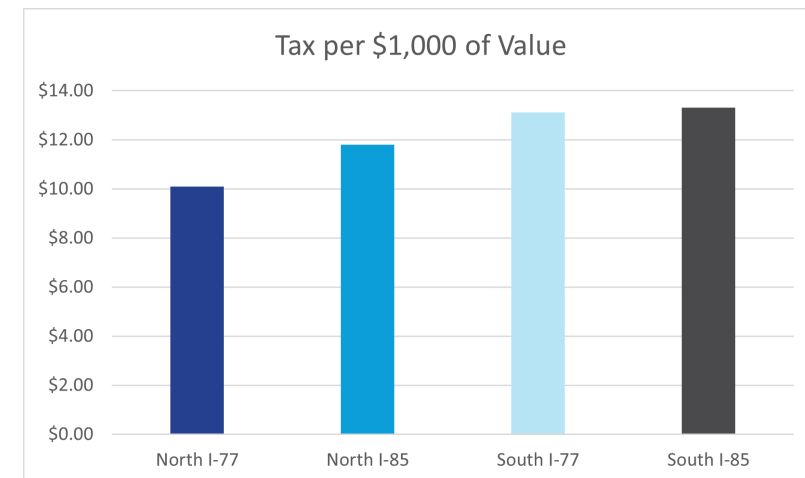
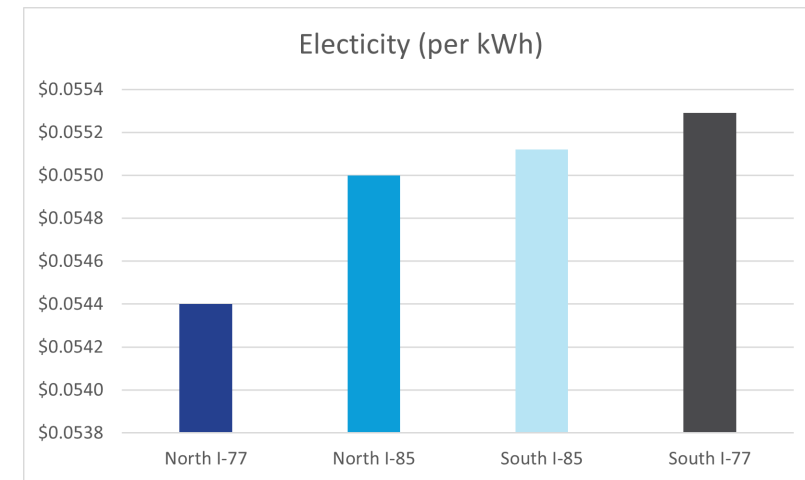
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Labor | Workforce Overview



IREDELL COUNTY WORKFORCE

- Workforce of over 96,000 employees
- Lowest median hourly wage in Charlotte MSA
- 2nd Highest Availability of Part-Time Workers in Charlotte MSA



IREDELL COUNTY SNAPSHOT



193,427
Total
Population



89,227
Total
Employees



7,531
Total
Businesses