

77 NORTH LOGISTICS

IREDELL COUNTY SUBMARKET

1,005,269 SF
Q3 2023 DELIVERY



Scan For More Information
<https://77northlogistics.com/>

conceptual rendering



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77 NORTH LOGISTICS FOR LEASE

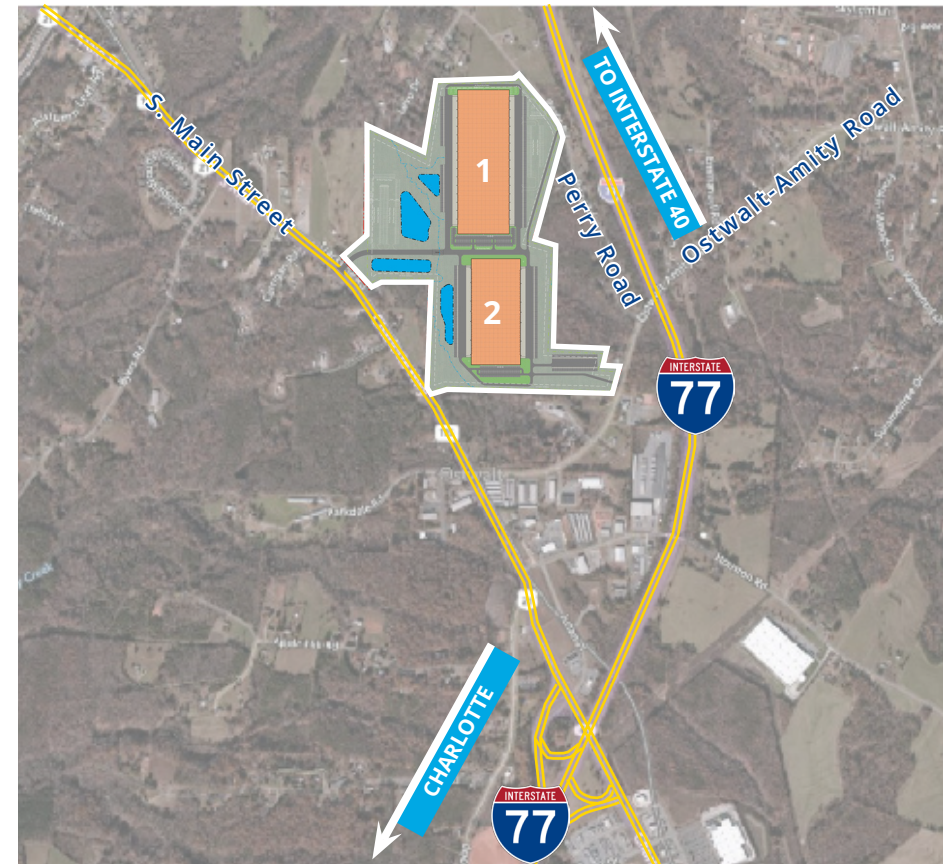
77 NORTH LOGISTICS SUMMARY

IMMEDIATE ACCESS TO INTERSTATE 77

WITHIN ONE-DAY DRIVE TO 53% OF U.S. POPULATION

IREDELL COUNTY RECENTLY NAMED ONE OF THE TOP TEN FASTEST GROWING COUNTIES IN THE CAROLINAS

NCDOT IS EMBARKING ON \$260 MM IMPROVEMENT AT THE I-77 / I-40 INTERCHANGE



NEIGHBORING COMPANIES



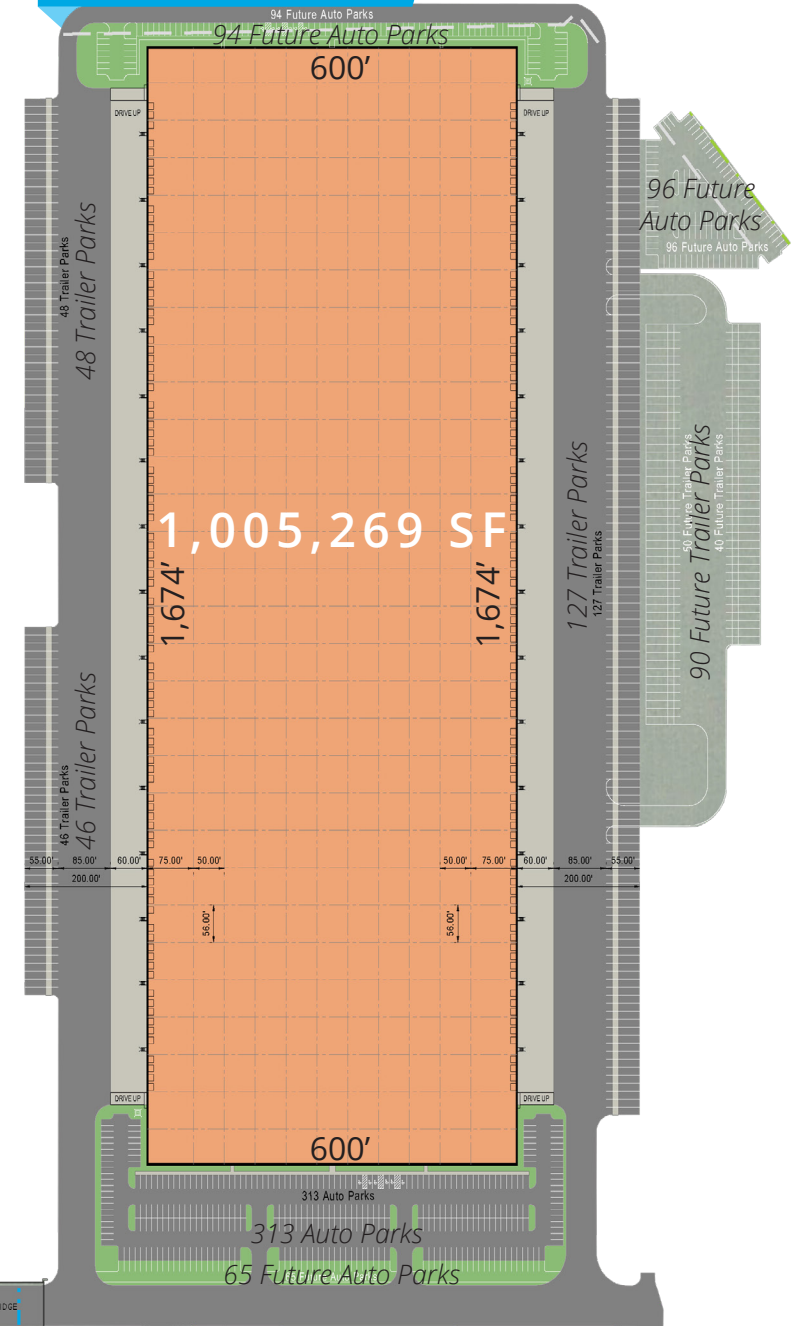
77 NORTH LOGISTICS FOR LEASE

Building Specs

| | |
|------------------------|--|
| Size | 1,005,269 SF |
| Building Dimensions | 600' x 1,674' |
| Column Dimensions | 56' x 50' w/ 75' Speed Bays |
| Clear Height | 40' |
| Dock High Doors | 200 |
| Lighting | LED |
| Auto Parking Spaces | 313 (Expandable to 568) |
| Trailer Parking Spaces | 221 (Expandable to 567) |
| Sprinkler System | ESFR with K25 Heads |
| Floor | 7" Unreinforced Slab; Dowel Basket Reinforcement in the Speed Bays |
| Office Area | To Suit |
| Truck Court | 200' |

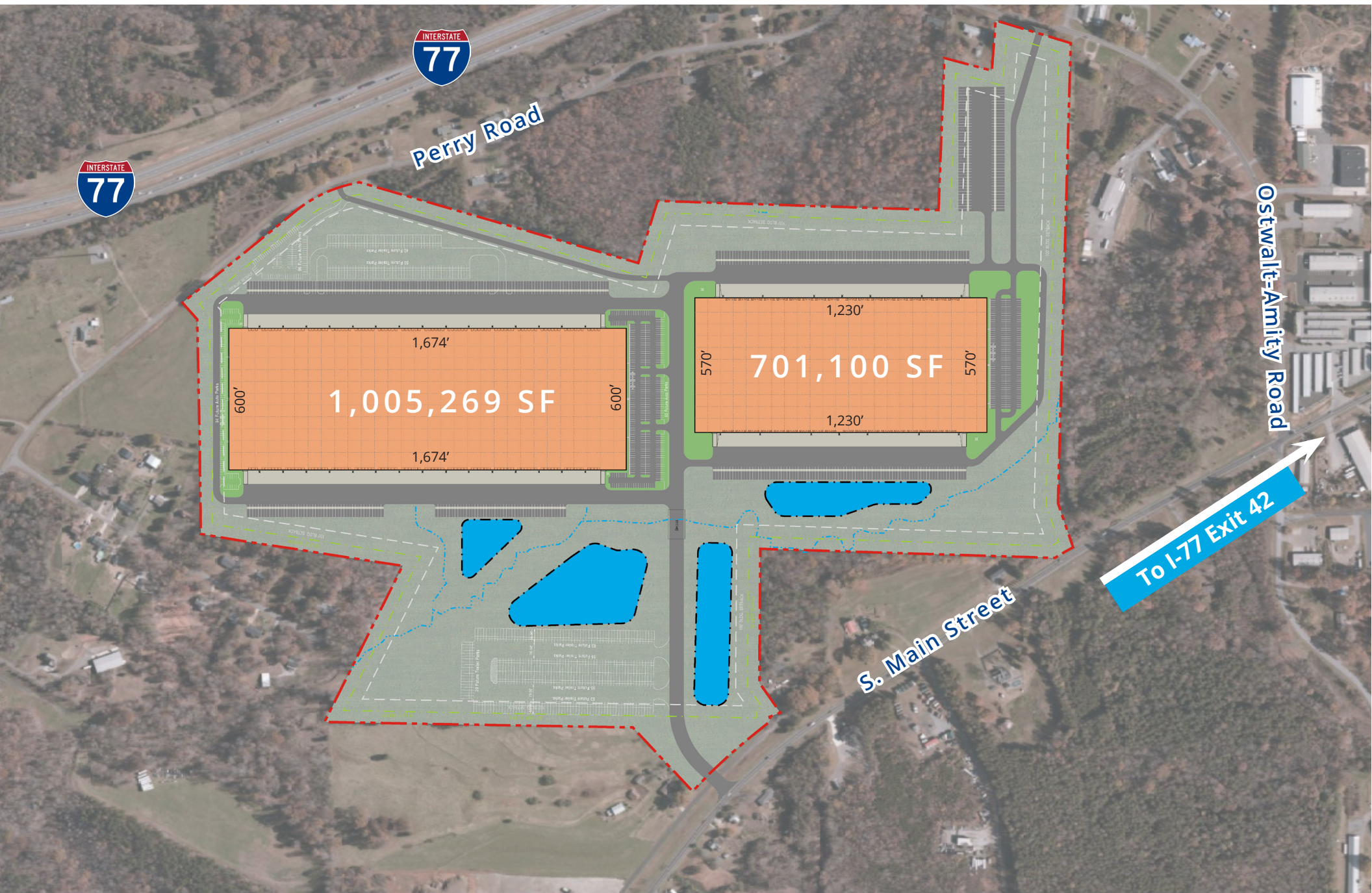


Delivery Q3 2023



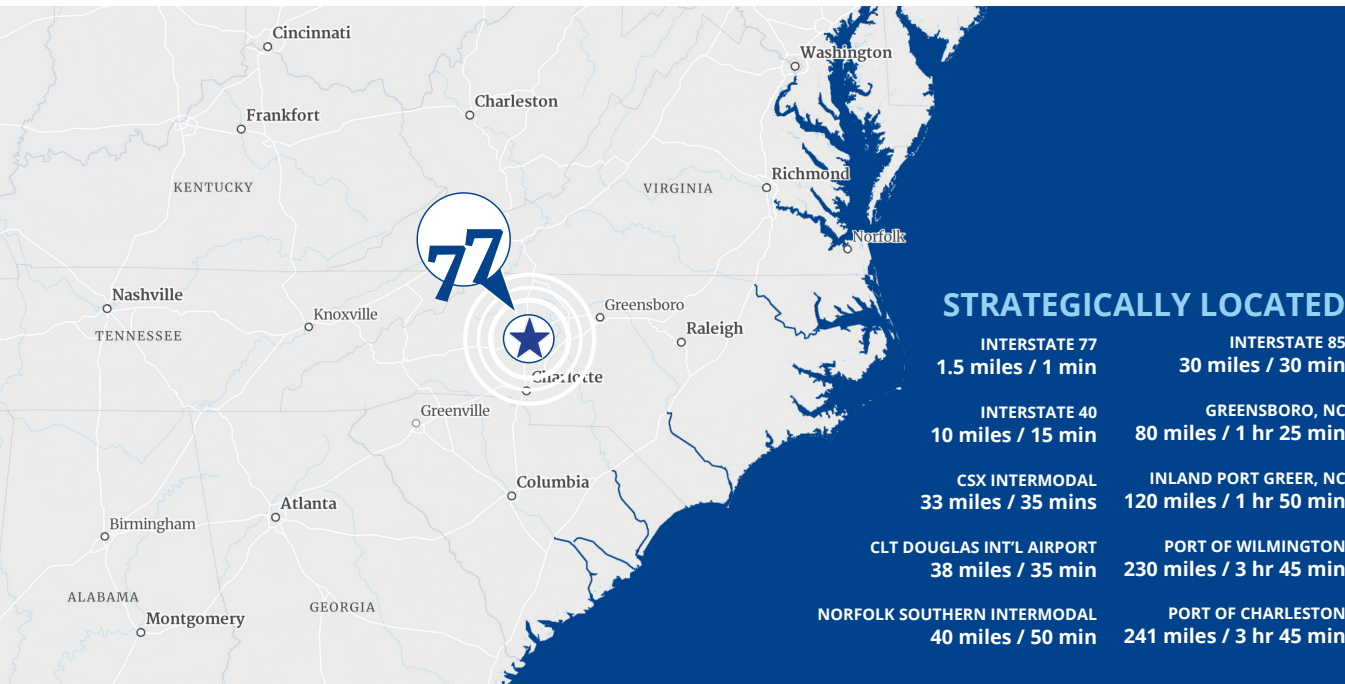
77 NORTH LOGISTICS FOR LEASE

Site Plan



77 NORTH LOGISTICS FOR LEASE

Excellent Location & Labor



IREDELL COUNTY SNAPSHOT



192,055
Total
Population



81,631
Total
Employees



7,182
Total
Businesses

77 North Logistics provides several labor market advantages in addition to its superior location and ease of access to the I-77 corridor

IREDELL COUNTY WORKFORCE

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

| County | Workforce | Part-Time Seasonal Workers | Number of Order Pickers | Labor Force Participation Rate | Median Hourly Wage |
|-----------------|-----------|----------------------------|-------------------------|--------------------------------|--------------------|
| Iredell, NC | 96,682 | 3.73% | 1,467 | 62.41% | \$15.80 |
| Rowan, NC | 70,559 | 3.56% | 1,050 | 61.20% | \$15.94 |
| Union, NC | 126,748 | 4.34% | 1,749 | 64.35% | \$16.33 |
| Lincoln, NC | 44,453 | 2.60% | 720 | 61.73% | \$15.91 |
| Cabarrus, NC | 113,648 | 3.64% | 1,784 | 63.81% | \$16.35 |
| York, SC | 143,535 | 3.20% | 2,150 | 62.94% | \$16.29 |
| Gaston, NC | 114,754 | 2.71% | 2,006 | 61.76% | \$16.54 |
| Mecklenburg, NC | 633,586 | 2.97% | 8,283 | 65.55% | \$16.32 |



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