



THE KEITH CORPORATION



BUILD TO SUIT | FOR LEASE

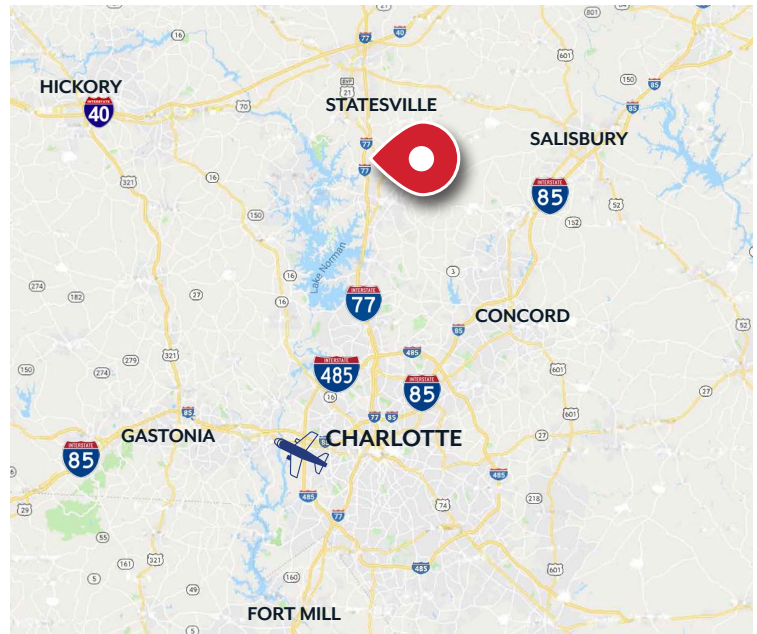


1,019,520 Sq.Ft.
LARKIN PARKWAY | STATESVILLE, NC 28677

PARK OVERVIEW

Larkin Commerce Center @ 77 ("Larkin") is a master-planned, multi-phase industrial campus for manufacturing and distribution. Located off I-77 (Exit 45 – Amity Hill Road), only 6 miles south of I-40, Larkin is 40 miles via I-77 and I-485 from Charlotte Douglas International Airport (CLT). The campus will be developed to the highest, investment grade standards, inclusive of street lighting, attractive landscaping and sidewalks, all utilities, and monument signage for the park and each project.

The first phase of the campus shall commence in the 1st quarter of 2021, beginning with the installation of all infrastructure and construction on a 453,600 Sq. Ft. speculative building. Within the first phase, three (3) buildings, totaling over 1,500,000 square feet, are planned. The remaining two (2) buildings are build-to-suit options for 1,019,520 Sq. Ft. and 178,500 Sq. Ft., respectively.



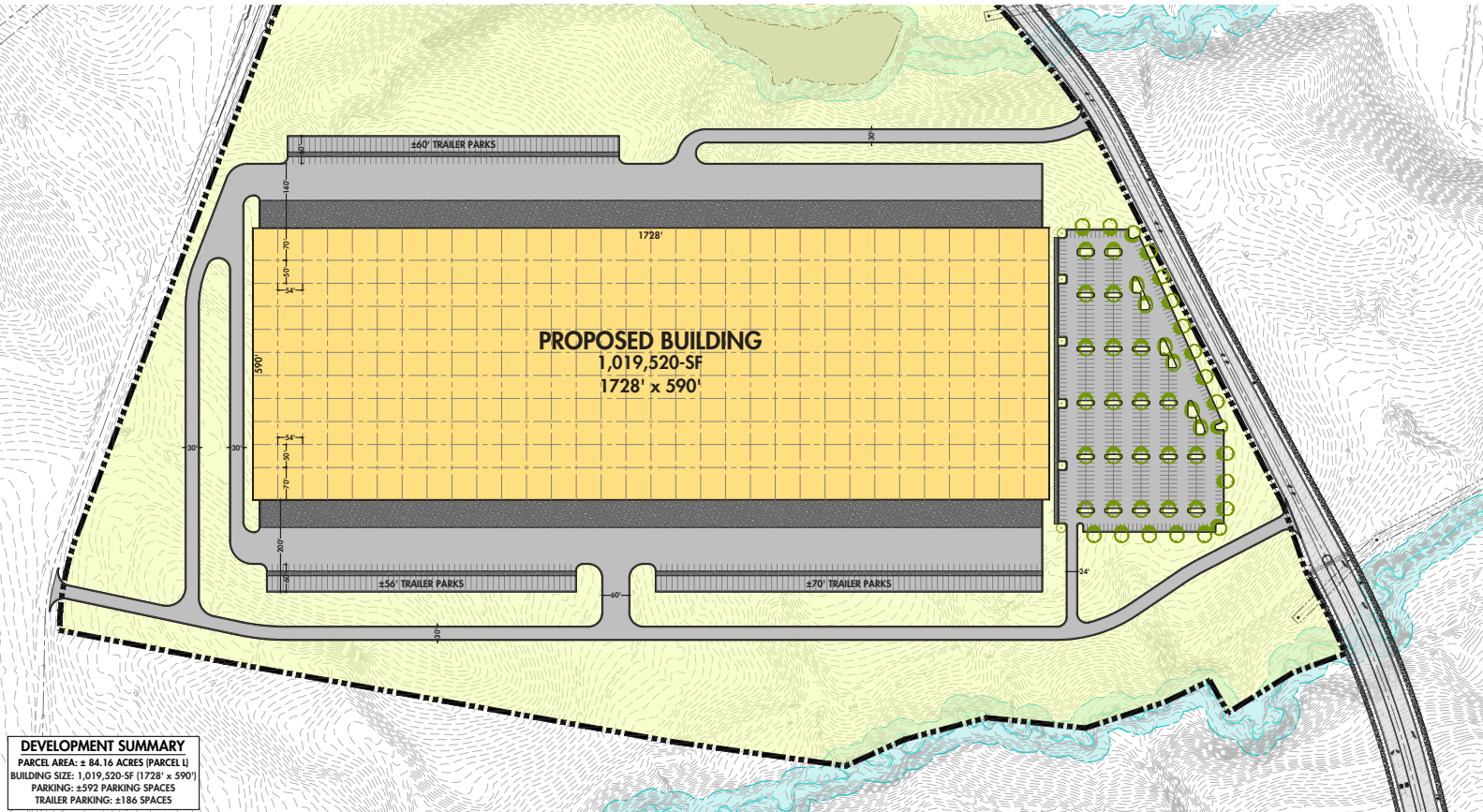
FOR
MORE
INFORMATION

JUSTIN CURIS
Vice President, Industrial
704.319.8164
jcuris@thekeithcorp.com

R. ALAN LEWIS
Managing Partner, Industrial
704.319.8140
alan@thekeithcorp.com



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LAND AREA	+/- 84.16 Acres	CAR PARKING	+/- 592
BUILDING AREA	+/- 1,019,520 SQ. FT.	TRAILER STORAGE	+/- 186
OFFICE AREA	TO SUIT	TRUCK COURT	200'
DIMENSIONS	1,728' x 520'	CLEAR HEIGHT	40' MINIMUM
CONSTRUCTION	TILT WALL CONCRETE	COLUMN SPACING	54' X 50' TYPICAL; 54' X 70' SPEED
ROOF	60 MIL TPO	LIGHTING	LED W/ MOTION SENSORS
FLOOR	7" MINIMUM	SPRINKLER SYSTEM	ESFR
LOADING CONFIGURATION	CROSS-DOCK	POWER	TO SUIT
DOCK/DRIVE-IN DOORS	+/- 220	HVAC	TO SUIT

DEVELOPER OVERVIEW: The Keith Corporation is a privately-held, full service owner and developer of industrial, warehouse, and other commercial properties in the United States, Mexico, Canada, Australia, and the U.K. Headquartered in Charlotte, North Carolina, The Keith Corporation has become one of the country's most well-respected build-to-suit developers. Having delivered over 300 projects and more than 25 million square feet of manufacturing, distribution, industrial, and commercial space for a highly diverse corporate clientele, The Keith Corporation has developed a reputation for their accountability, expertise, and total client satisfaction on all projects.



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