

NORTH 77

±30,000 - 201,000 sf **AVAILABLE FOR LEASE**
Statesville, North Carolina



For More Information, Please Contact:

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Principal

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**AVISON
YOUNG**

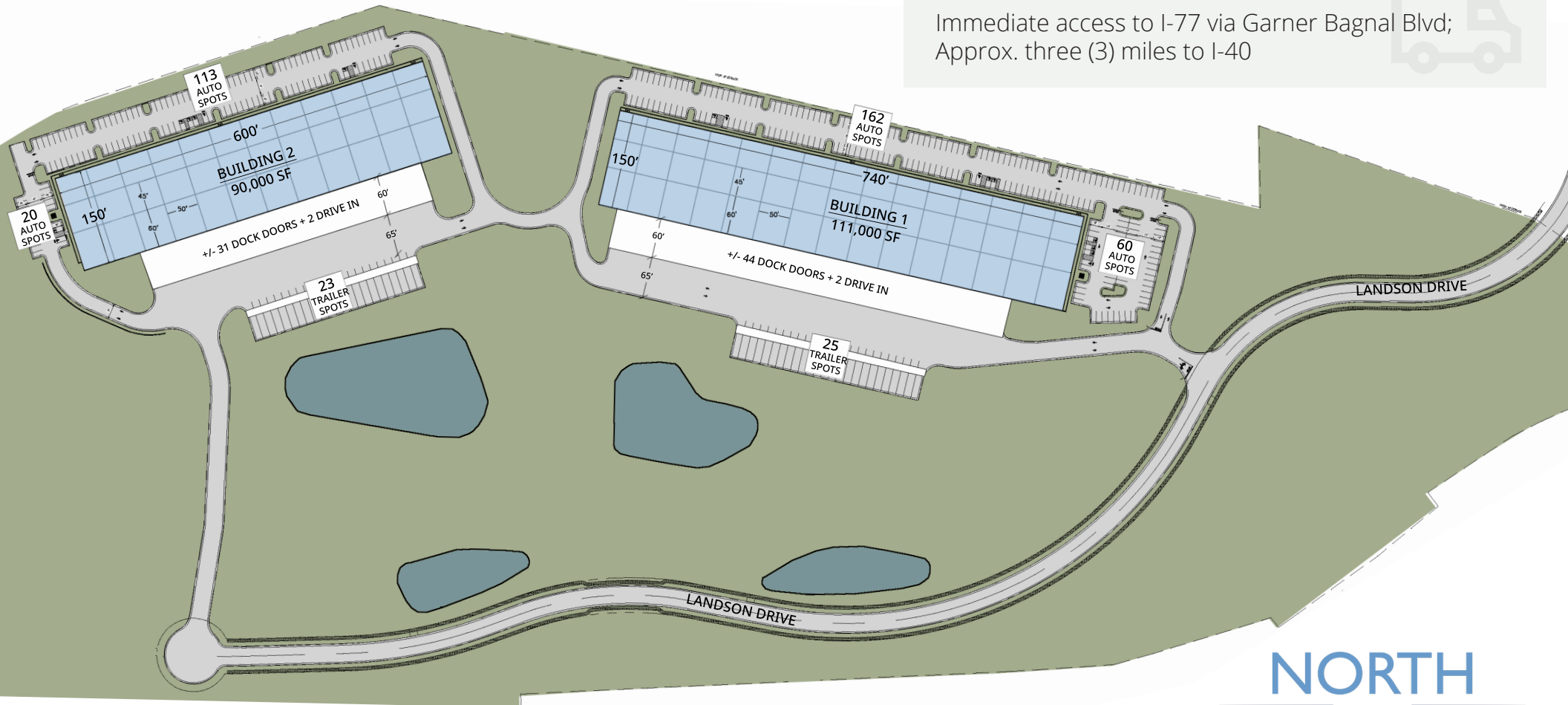
PARK HIGHLIGHTS

Located in Statesville, NC; North 77 offers superior access to I-77 via Garner Bagnal Blvd, exit 49. The park is located approximately 40 miles from Uptown Charlotte, and three (3) miles from the improved I-77 & I-40 interchange. Neighboring tenants include Sherwin Williams, JCPenney, and XPO Logistics.



INTERSTATE ACCESS

Immediate access to I-77 via Garner Bagnal Blvd;
Approx. three (3) miles to I-40

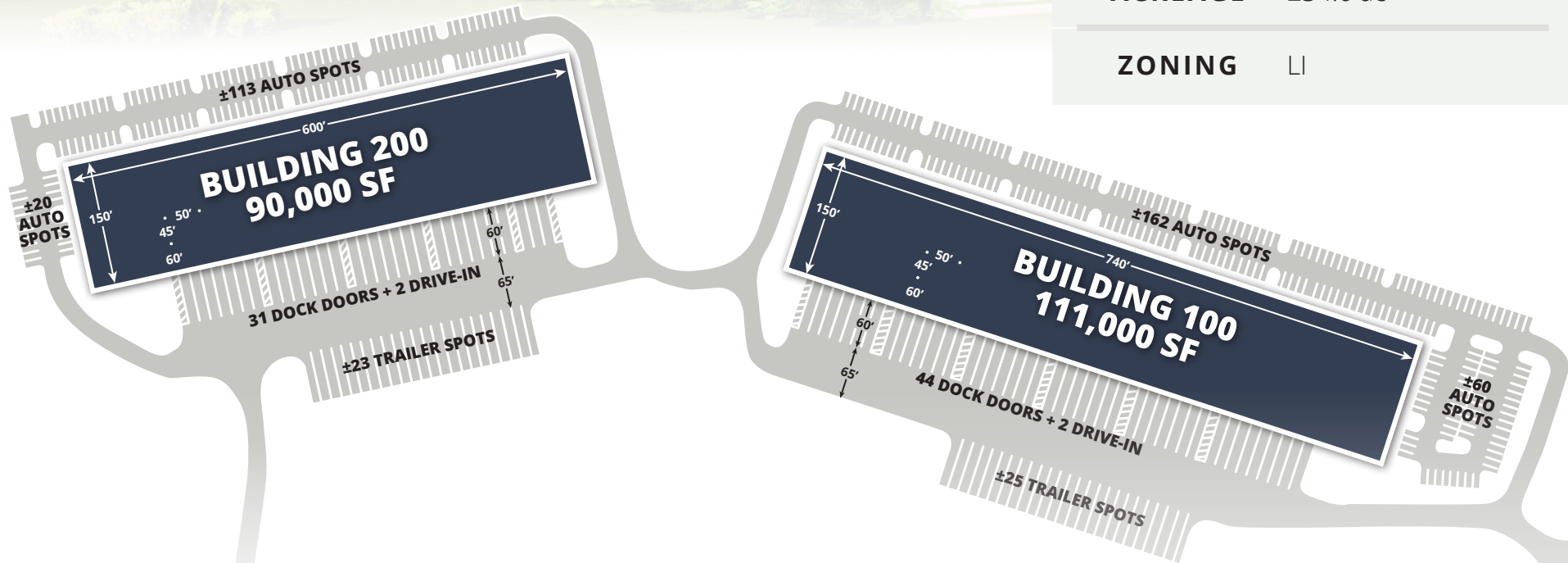


BUILDING SPECIFICATIONS | SITE PLAN

LOCATION Statesville, NC 28677

ACREAGE ±34.0 ac

ZONING LI



Building 200

Available sf:	90,000 sf
Divisible:	30,000 sf
Building Dimensions:	150' x 600'
Dock Doors:	31
Drive-Ins:	2
Column Spacing:	45' x 50' with 60' speed bay
Clear Height:	32'
Truck Court:	60' concrete apron
Trailer Parking:	23 spaces
Auto Parking:	133 spaces

Building 100

Available sf:	111,000 sf
Divisible:	30,000 sf
Building Dimensions:	150' x 740'
Dock Doors:	44
Drive-Ins:	2
Column Spacing:	45' x 50' with 60' speed bay
Clear Height:	32'
Truck Court:	60' concrete apron
Trailer Parking:	25 spaces
Auto Parking:	222 spaces

SUBMARKET OVERVIEW



Interstate 77
.5 mi



Interstate 40
3 mi

UPTOWN

Uptown Charlotte
46 mi

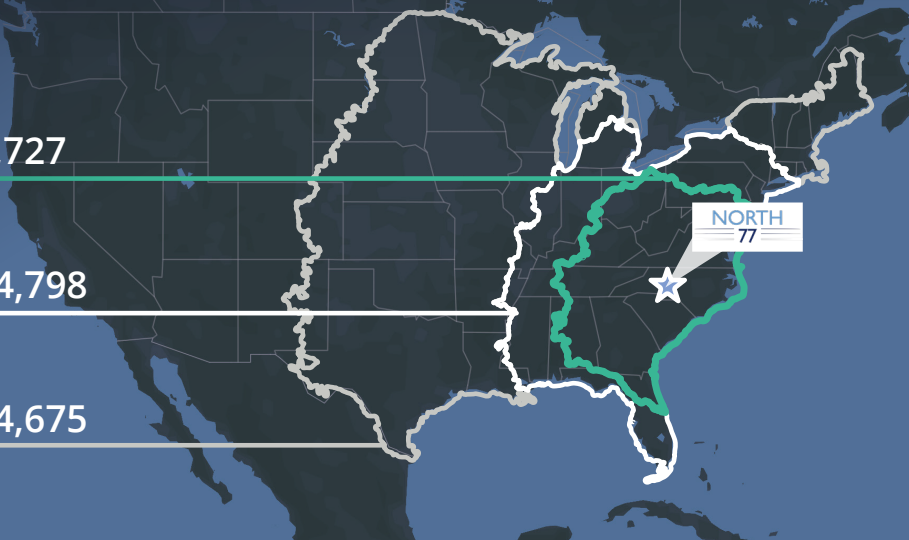
ALL IN A DAY'S DRIVE

Population by drive time

8hrs
76,162,727

12hrs
167,304,798

24hrs
252,944,675



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77



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DESTINATIONS BY DISTANCE

From Charlotte, North Carolina

Detroit
619.75 mi
9 hours 22 minutes

Boston
798.81 mi
11 hours 54 minutes

Baltimore
401.71 mi
5 hours 49 minutes

Cleveland
509.54 mi
7 hours 30 minutes

Nashville
423.5 mi
6 hours 23 minutes

Atlanta
275.26 mi
4 hours 1 minutes

Philadelphia
499.27 mi
7 hours 15 minutes

Memphis
635.05 mi
9 hours 19 minutes

Miami
762.52 mi
10 hours 32 minutes

Washington, DC
362.51 mi
5 hours 6 minutes

Louisville
487.77 mi
7 hours 16 minutes

Tampa
614.66 mi
8 hours 42 minutes



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