

NORTHSIDE 77



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NORTHSIDE 77

CLASS A INDUSTRIAL DEVELOPMENT TROUTMAN, NC | CHARLOTTE MSA

Breaking Ground 2023 Q3



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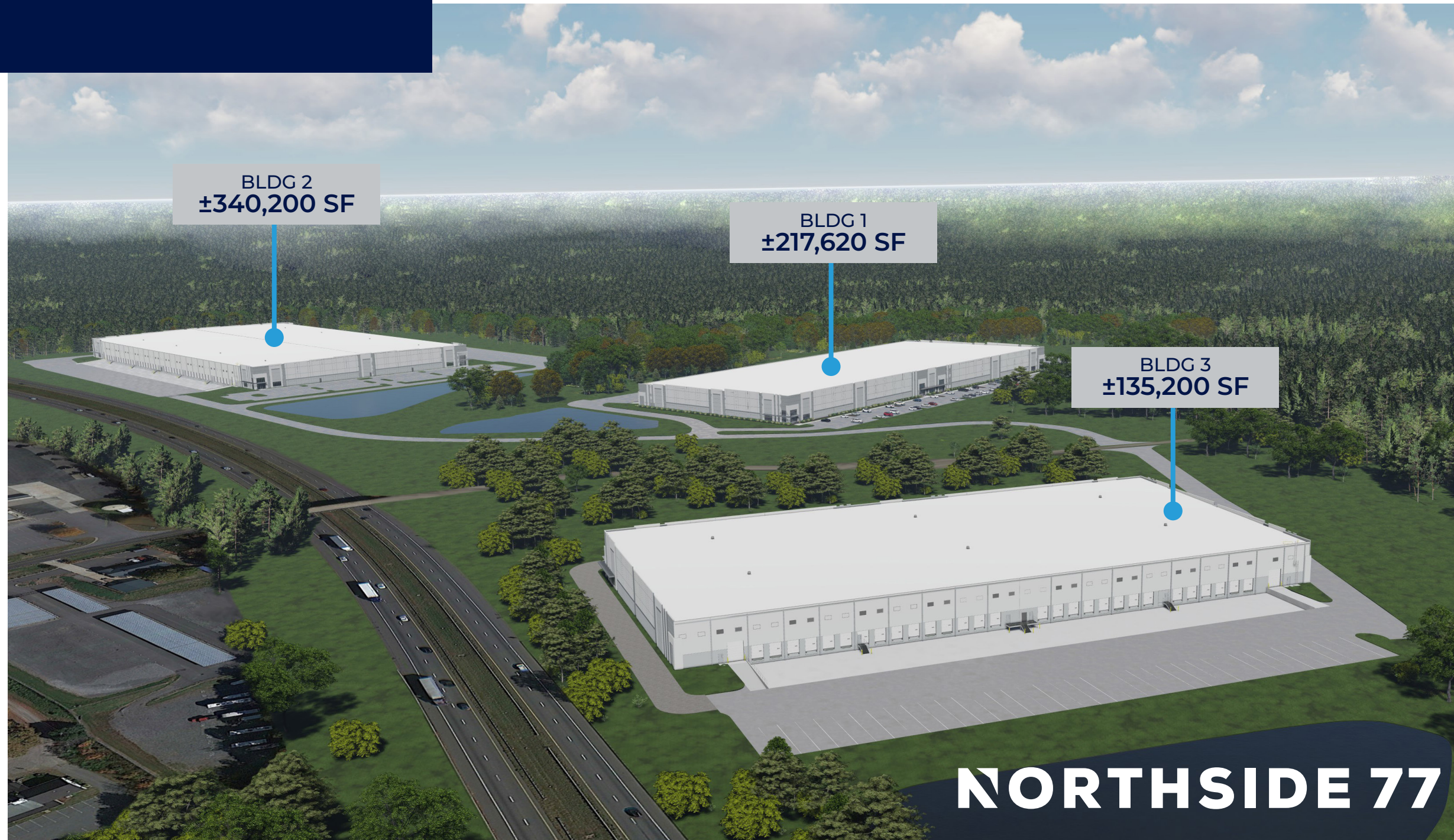
Unlock your Potential in Iredell County

Introducing NORTHSIDE 77, Iredell County's newest industrial park located at exit 42 off Interstate 77 in Troutman, NC situated just 30 minutes from the CLT CBD.

This ±90 acre site offers occupiers three Class A buildings ranging from 135,200 SF to 340,200 SF for a total park size of 693,020 SF.

Collett Industrial plans to break ground on this project during the 3rd quarter of 2023.

- ✓ **Three Class A Industrial Buildings**
- ✓ **I-77 Visibility**
- ✓ **Situated just 30 mins North of Charlotte**
- ✓ **Pro Business Environment**



“Iredell county is among top Charlotte-area counties for economic growth”

-Charlotte Business Journal















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Breaking Ground
2023 Q3

NORTHSIDE 77

KEY SPECIFICATIONS

Building 1	Building 2	Building 3
 32' Clear Height	 36' Clear Height	 32' Clear Height
 135 Auto Parking	 200 Auto Parking	 111 Auto Parking
 26 Trailer Parking (Expandable)	 46 Trailer Parking (Expandable)	 40 Trailer Parking (Expandable)
 310' Bldg Depth	 420' Bldg Depth	 260' Bldg Depth





1 DAY'S
DRIVE TO 53% OF U.S. POPULATION

#1 STATE
FOR BUSINESS IN AMERICA
CNBC

2.3 MM
IREDELL COUNTY LABOR SHED

NORTHSIDE 77

LABOR PROFILE

REGIONAL METRICS	30 MIN ZIP DRIVE TIME	60 MIN ZIP DRIVE TIME	CHARLOTTE DMA
› POPULATION	271,638	2,856,226	3,336,586
› PROJECTED POPULATION CHANGE %	4.4%	3.7%	4.0%
› LABOR FORCE	138,211	1,449,690	1,763,486
› EMPLOYED LABOR FORCE	133,521	1,395,547	1,697,486
› INDUSTRIAL WAREHOUSE FORCE	5,992	77,171	91,556
› % OF EMPLOYED LABOR FORCE	4.49%	5.53%	5.39%
› MEDIAN HOUSEHOLD INCOME	\$79,062	\$66,670	\$64,578

AT-A-GLANCE

2.8%
Unionization Rate
second lowest in country

73K
Manufacturing/Transportation & Warehouse Workers

4.0%
5-year Projected Population Growth



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