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# STATESVILLE COMMERCE CENTER

**2 BUILDINGS | ± 630,000 SF AVAILABLE**  
**BUILDING TWO | UNDER CONSTRUCTION**



## PROPERTY OVERVIEW

Located within the Iredell Submarket, Statesville Commerce Center is a state-of-the-art industrial park offering superior access to Interstates 77, 40, and 85. Offering multiple access points, best in class building and site design specifications, the park can accommodate a range of tenant requirements.





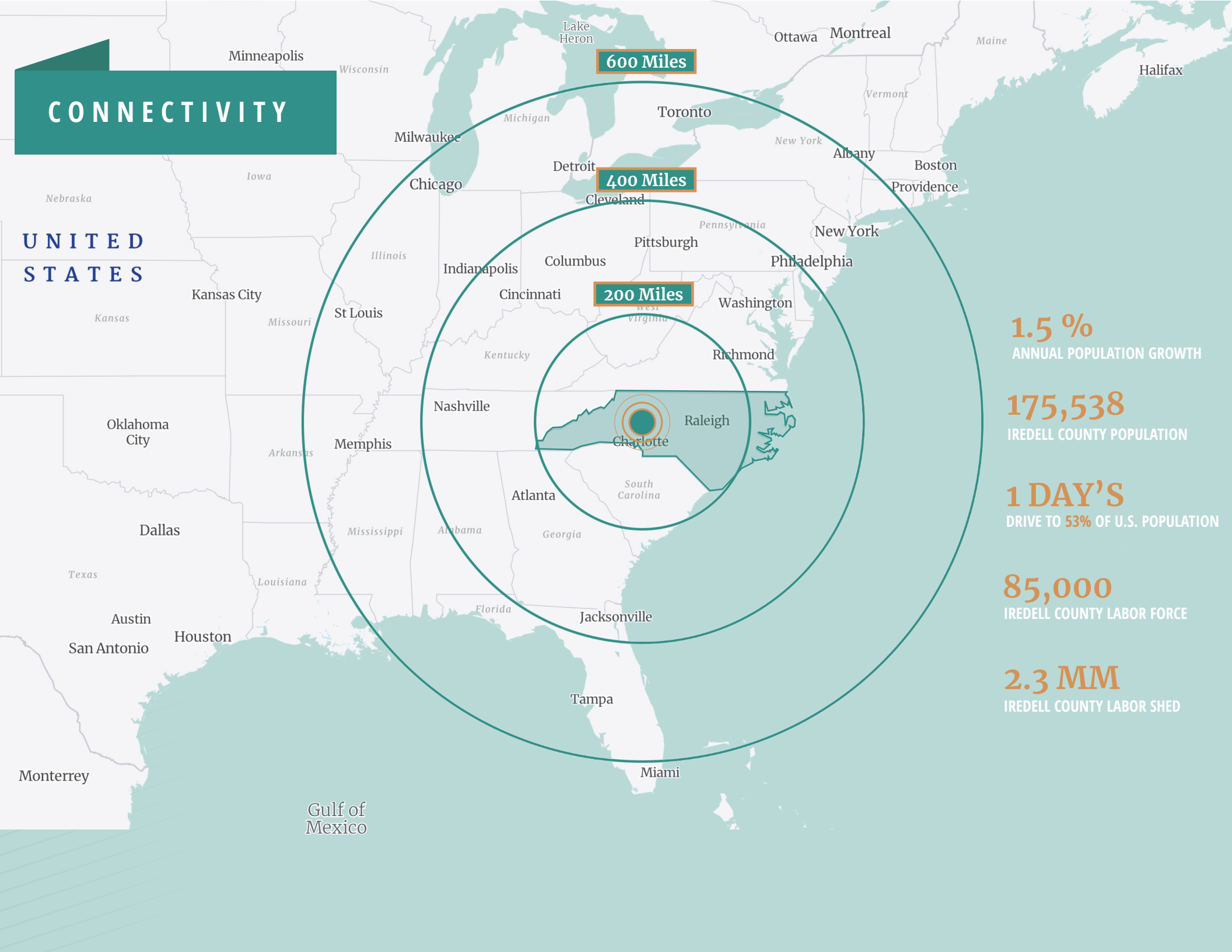
## LOCATION

Interstate 77	1.5 mi	1 min
Interstate 40	4.5 mi	7 min
Interstate 85	25 mi	30 min
Charlotte, NC	33 mi	30 min
CSX Intermodal	33 mi	35 min
Charlotte Douglas Int'l Airport	38 mi	45 min
Norfolk Southern Intermodal	40 mi	50 min
Greensboro, NC	80 mi	1 hr 25 min
Inland Port Greer, SC	120 mi	1 hr 50 min
Port of Wilmington	230 mi	3 hr 45 min
Port of Charleston	241 mi	3 hr 45 min



Minneapolis

**CONNECTIVITY**

UNITED  
STATES

1.5 %  
ANNUAL POPULATION GROWTH

175,538  
IREDELL COUNTY POPULATION

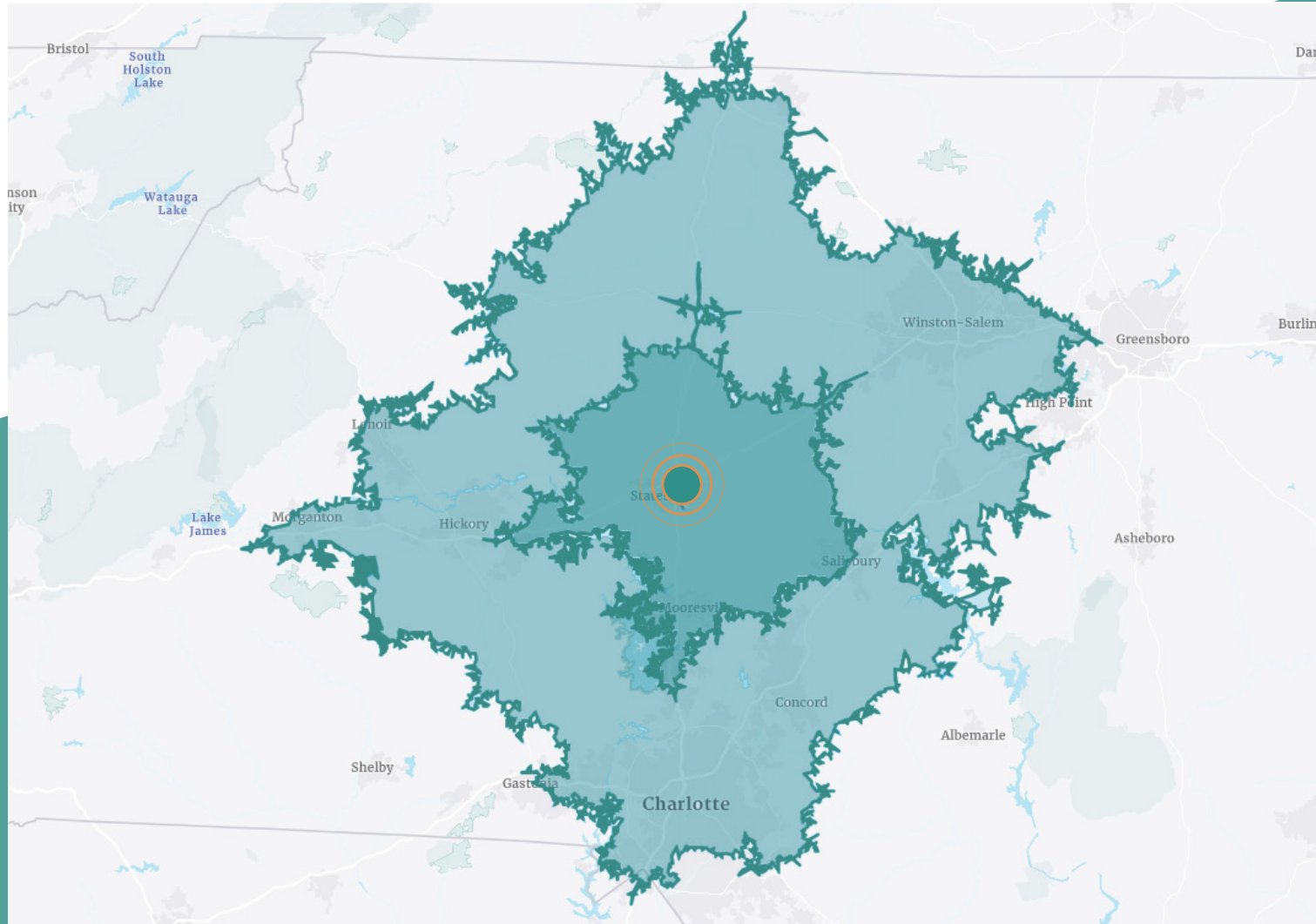
**1 DAY'S**  
DRIVE TO 53% OF U.S. POPULATION

85,000  
IREDELL COUNTY LABOR FORCE

## 2.3 MM



## LOCAL DRIVE TIME MAP & LABOR

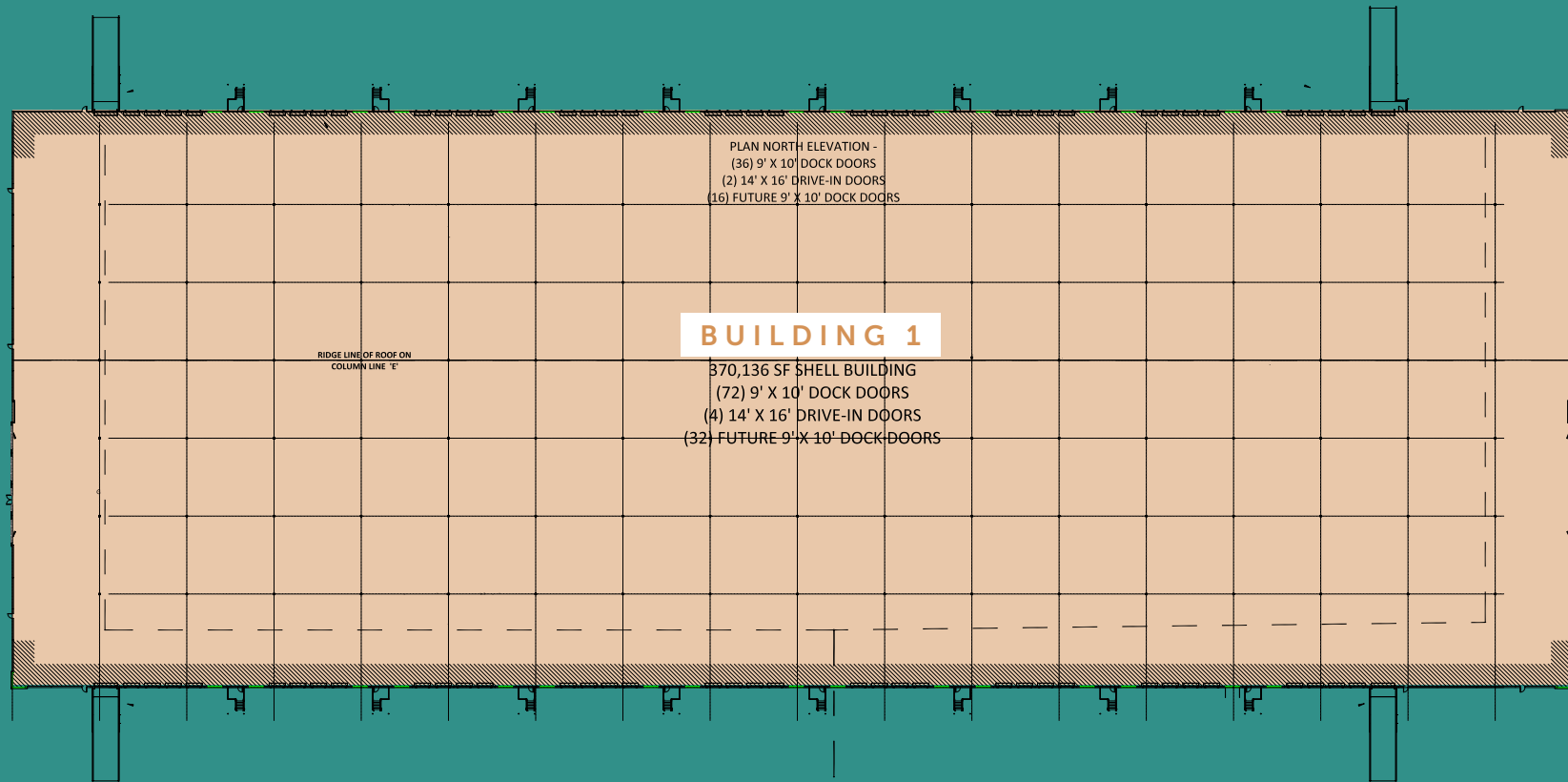


REGIONAL METRICS	30 MIN ZIP DRIVE TIME FROM STATESVILLE COMMERCE CENTER	60 MIN ZIP DRIVE TIME FROM STATESVILLE COMMERCE CENTER	CHARLOTTE DMA	UNITED STATES
› POPULATION	302,044	2,663,605	3,464,459	331,820,028
› PROJECTED POPULATION CHANGE %	6.3%	6.5%	7.1%	3%
› LABOR FORCE	303,045	1,808,584	1,637,751	162,816,860
› EMPLOYED LABOR FORCE	286,774	1,708,593	1,323,000	153,595,721
› INDUSTRIAL WAREHOUSE FORCE	5,167	31,735	33,498	14,210,434
› % OF EMPLOYED LABOR FORCE	1.8%	1.9%	2.3	9.3%
› % OF STATESVILLE'S INDUSTRIAL WAREHOUSE LABOR FORCE	2.02%	2.02%	NA	NA
› MEDIAN HOUSEHOLD INCOME	\$63,648	\$57,919	\$61,166	\$64,730

\*Data pulled from Colliers Hydra, Iredell County EDC, Mecklenburg County EDC



# BUILDING 1



**370,136**  
 AVAILABLE  
 FOR LEASE



**36'**  
 CLEAR  
 HEIGHT



**337**  
 CAR PARK  
 SPACES



**A**  
 INDUSTRIAL  
 CLASS



**72**  
 DOCK HIGH  
 DOORS



**145**  
 TRAILER  
 SPACES



**56' x 50'**  
 COLUMN  
 SPACING  
 (60' SPEED BAY)



**LED**  
 LIGHTING  
 TI SPEC.



**ESFR**  
 SPRINKLER  
 SYSTEM



**180'**  
 TRUCK COURT  
 DEPTH



**BLDG 1**  
 CROSS  
 DOCK



BUILDING 1 | FRONT VIEW FROM BARKLEY

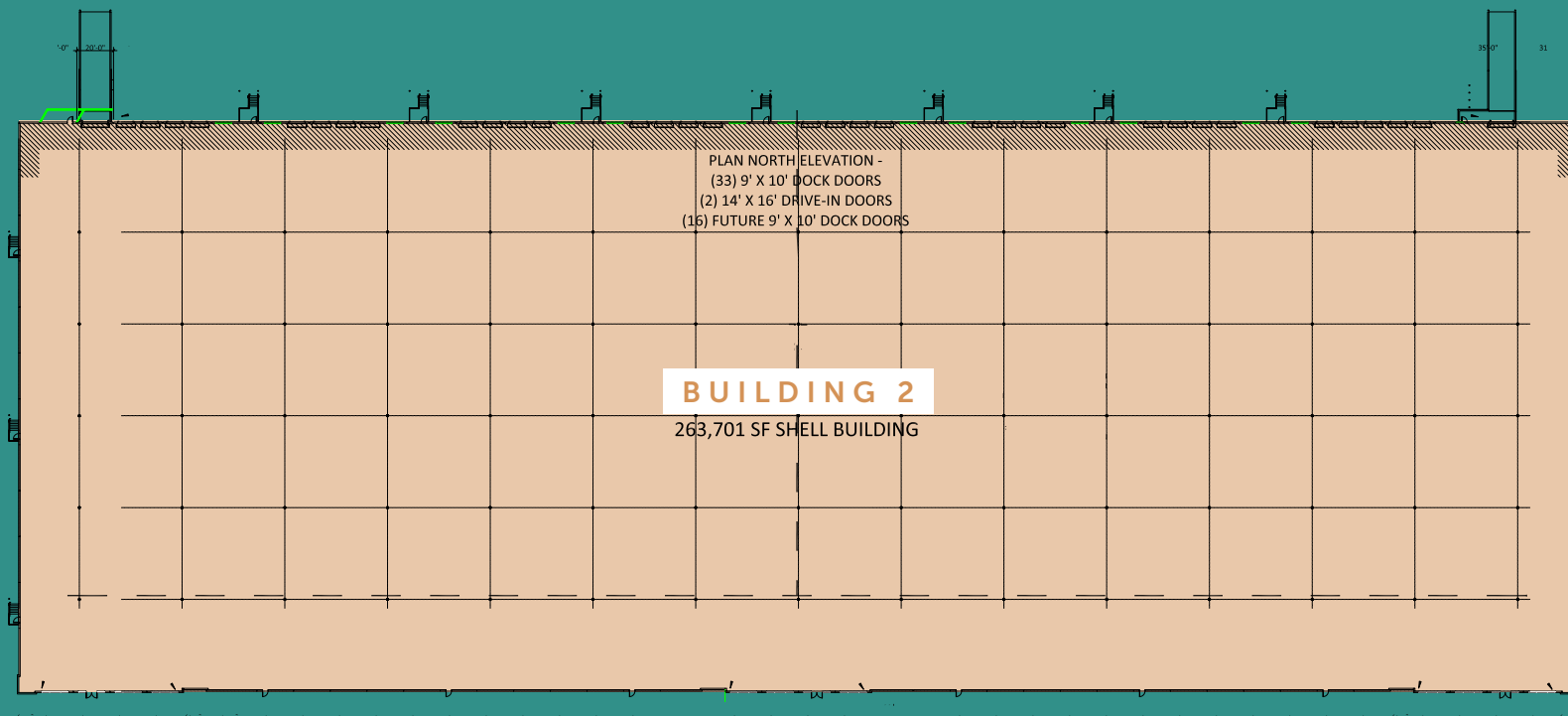


BUILDING 1 | VIEW FROM US HWY



# BUILDING 2

Q1 2023 DELIVERY | UNDER CONSTRUCTION



**263,701**  
AVAILABLE  
FOR LEASE



**32'**  
CLEAR  
HEIGHT



**241**  
CAR PARK  
SPACES



**A**  
INDUSTRIAL  
CLASS



**33**  
DOCK HIGH  
DOORS



**73**  
TRAILER  
SPACES



**50' x 56'**  
COLUMN  
SPACING  
(60' SPEED BAY)



**LED**  
LIGHTING  
TI SPEC.



**ESFR**  
SPRINKLER  
SYSTEM



**185'**  
TRUCK COURT  
DEPTH



**BLDG 2**  
REAR  
LOADING



BUILDING 2 | FRONT VIEW FROM BARKLEY



BUILDING 2 | VIEW FROM REAR



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