



North Fork

— BUSINESS PARK —



North Fork Business Park | Troutman, NC

Class A Industrial Park - 45 Acres

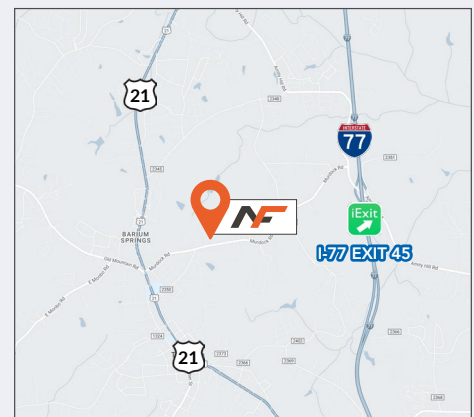
Build To Suit Flex/Warehouses

Full Custom Interior Upfit

For Sale 15,000sf - 200,000sf

For Lease 4,000sf - 200,000sf

2 miles off I-77 - Exit 45, Troutman, NC



SAM BARNETT
REAL ESTATE

Sam Barnett

704.241.3666
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North Fork Business Park | Troutman, NC

- » 45 Acre Industrial Park
- » Lot sizes ranging from 2-10 acres
- » Heavy and Light Industrial Zoned Lots
- » World Class Landscaping
- » 2 miles to I-77
- » 9 miles to I-40



















Lot lines are approximate



Features:

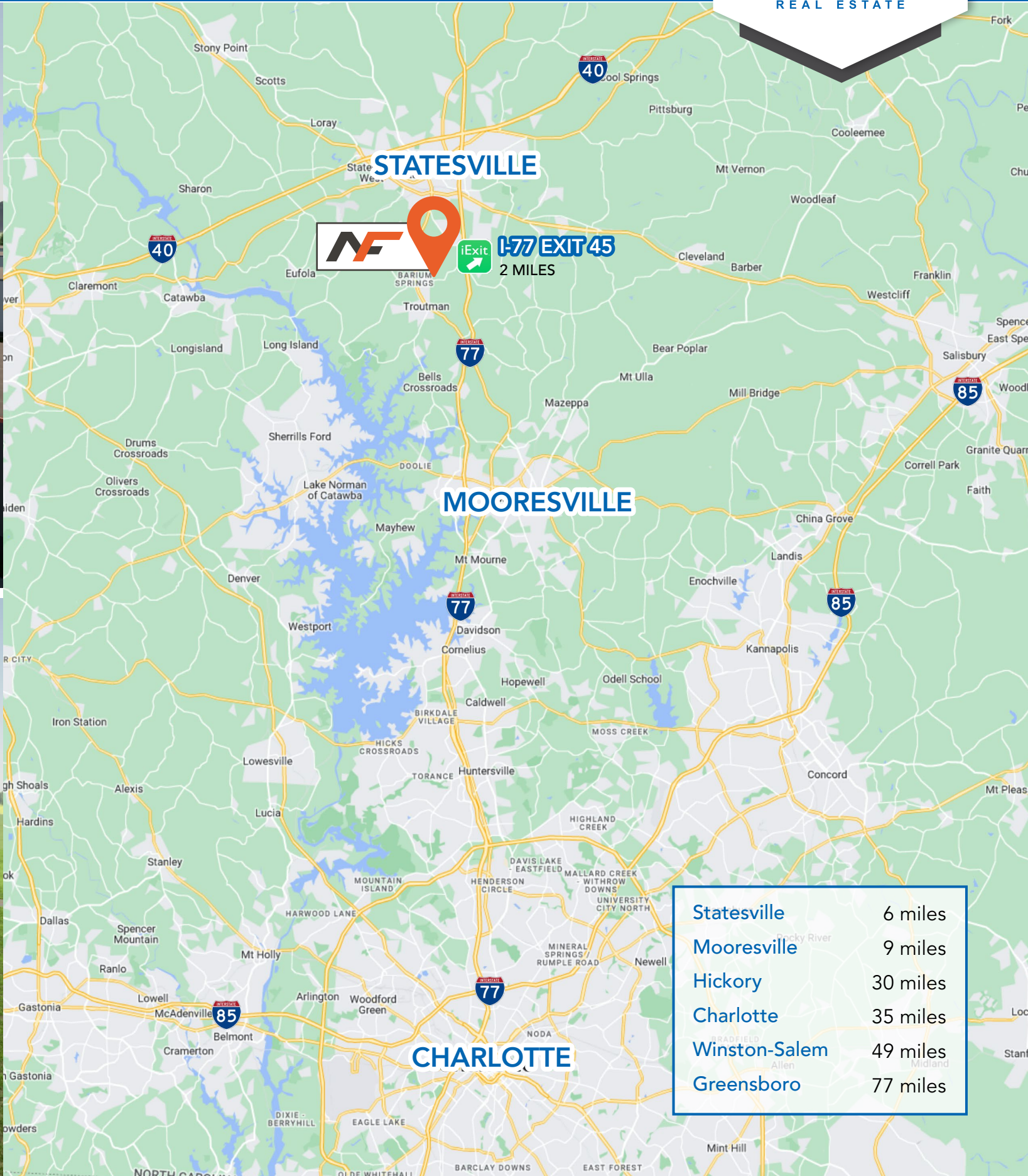
HVAC Throughout	Fire Sprinklers	City Water/Sewer
Insulated Metal Siding	3-Phase Electrical	R34 Roof Insulation Rating
R19.5 Wall Insulation Rating	6 Inch Concrete Foundation	6 Inch Concrete Parking Lot

Full custom upfit to buyer's desired level:

- | | | |
|---|---|---|
|  Offices |  Break Room |  Paint |
|  Bathrooms |  Roll up doors |  Flooring |
|  Glass |  Walk in doors |  Air Lines |
|  Conference Room |  Electric |  Data Wiring |
|  Landscaping |  Plumbing | ...and more |
|  Signage |  Mezzanine | |



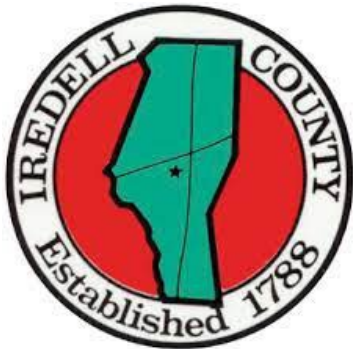
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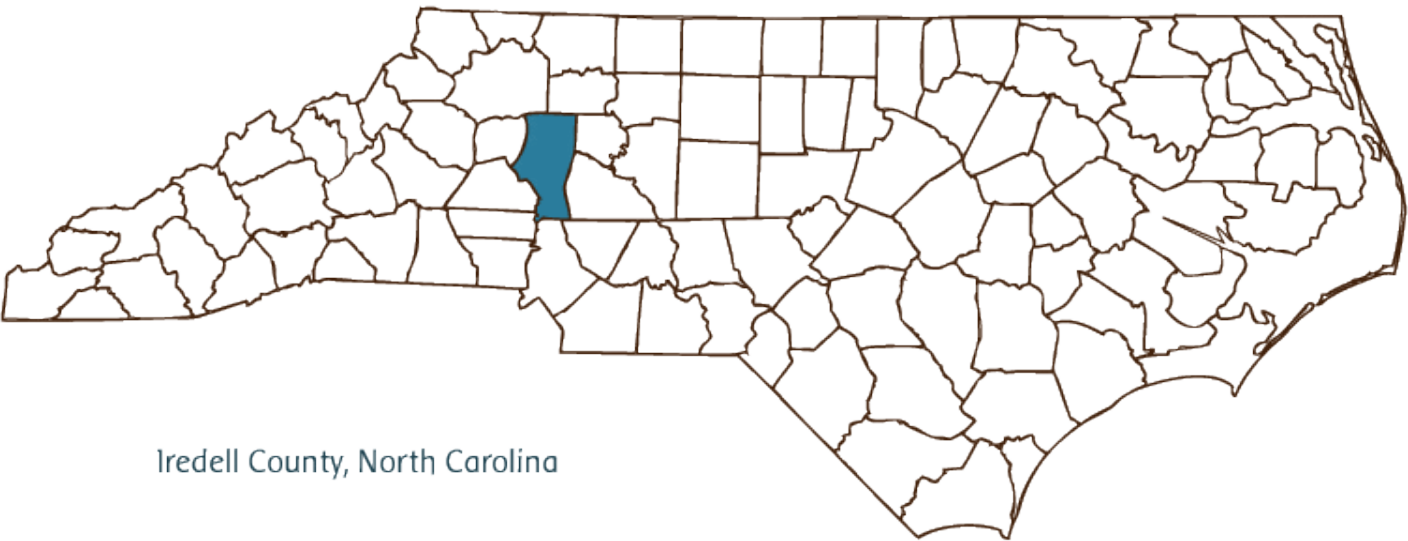
About Troutman, North Carolina

Home to more than 4,000 residents and nestled in the Lake Norman area between Mooresville and Statesville, Troutman, embraces the quintessential small-town spirit that gives it such distinct charm. Troutman residents, with a median age of 39, bring a youthful, energy to the town and provide a strong labor force.



About Iredell County

Strategically located between two major metropolitan areas (Charlotte and Winston-Salem) with easy access to I-77 and I-40. It's surprisingly affordable with a robust and inviting business climate. A major NASCAR racing hub, with many race shops located in the area. Iredell is home to thousands of highly skilled blue and white collar workers.



Iredell County, North Carolina

A GREAT PLACE TO DO BUSINESS

Iredell County:

- #1 in **Economic Growth** among the Charlotte Metro's Top Counties (Charlotte Business Journal, February, 2023)
- #1 **Lowest Tax Rate** in Charlotte Region (NC Department of Commerce, 2023)
- #2 **Fastest NC County** Growth in Population in Charlotte Region (Charlotte Business Journal, 2023)

Charlotte Region:

- #2 **Largest Banker** Center in the Nation (Forbes, 2022)
- #5 **Fastest Growing US Tech Hub** for IT Talent (CIO, April 2023)
- #8 **Quality of Life Index** in the US (Numbeo, April 2023)

North Carolina:

- #1 **Top State** for Business (CNBC, 2022)
- #1 **Best Business** Climate (Business Facilities, August 2022)
- #2 **Best State** for Manufacturing (Site Selection Group, 2022)



Leon "Butch" Bouwens

Builder / Developer
Iredell County Resident Since 1994
CEO of Empire Building Group



Peter Casatelli

Developer
Iredell County Resident Since 2004
Co-Founder of Dalacasa Landscaping



Tony D'Alessandro

Developer
Iredell County Resident Since 2004
Co-Founder of Dalacasa Landscaping

**For More Information,
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