

I-77 EXIT 42

344 Field Drive
Troutman, NC 28166

E C P

Equity Commercial Properties

AVAILABLE FOR LEASE



**15K SF
INDUSTRIAL
\$8000/Month**

SINGLE TENANT FACILITY

- 15,000 SF in Town of Troutman
- Heavy Industrial Zoned
- Parking/Lay Down Area
- Heavy Power 3 Phase



Location

Located between Exits 42 and 45 on I-77, just south of the I-77/I-40 interchange, this site offers regional access in a rapidly growing industrial corridor supported by a strong local workforce.



Property

The 15,000 SF heavy industrial facility includes a spacious gravel laydown and storage yard with multiple drive-in doors, ideal for manufacturing, fabrication, or distribution operations.



Options

Equipped with heavy three-phase power, an interior crane system, tall ceiling heights, and a small office area, the building is designed for efficient industrial operations.



704-902-2757



ethompson@equitycp.com

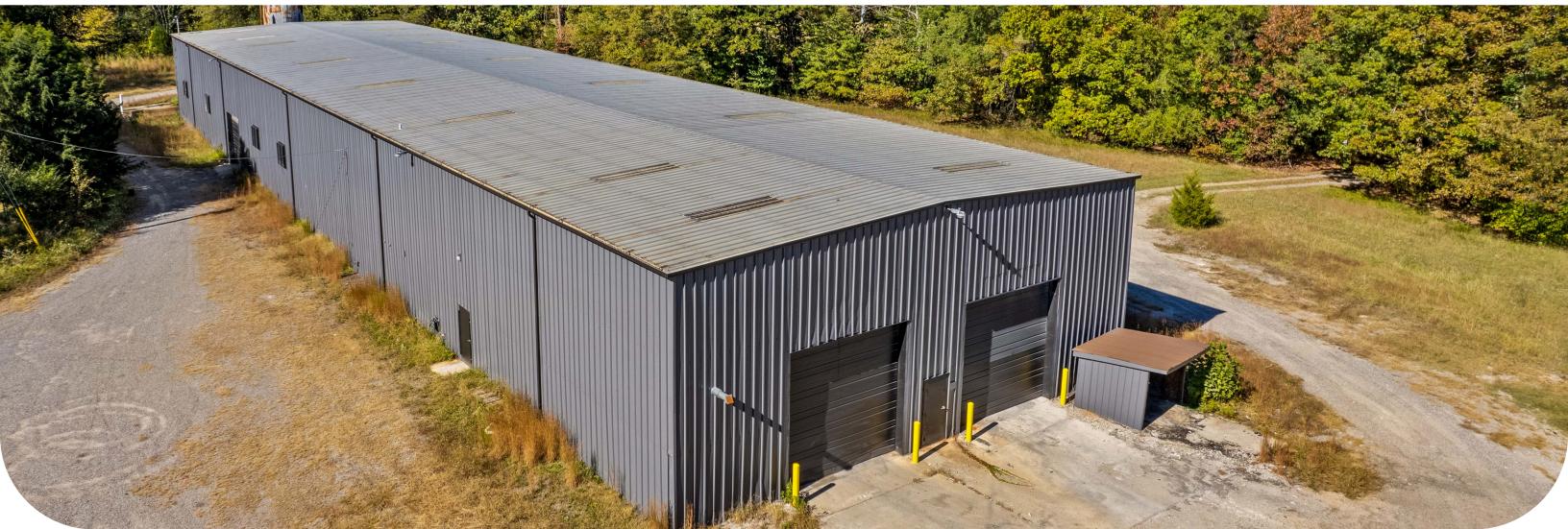


344 Field Dr., Exit 42, Troutman

I-77 EXIT 42

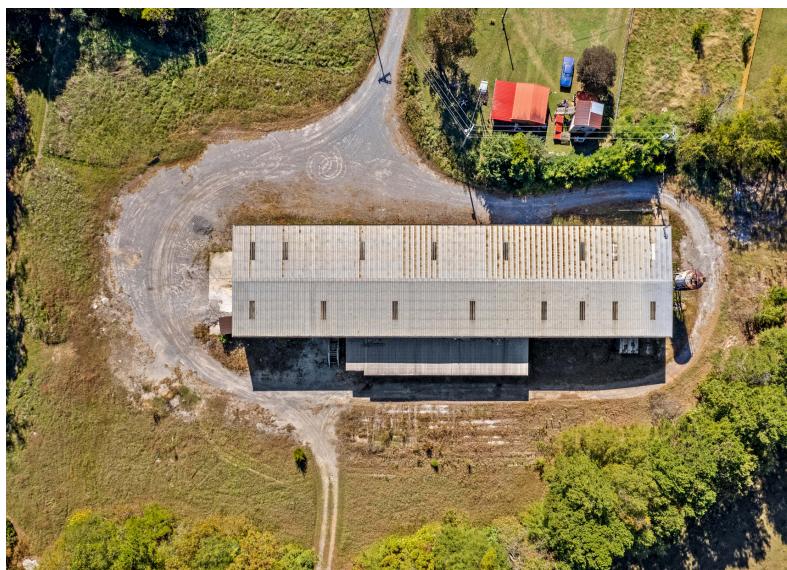
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INDUSTRIAL WAREHOUSE

**15K SF
\$8,000/Month**



BUILDING 2 DETAILS

SQUARE FOOTAGE

+/- 15,000 SF WAREHOUSE

CLEAR HEIGHT 18'

LOADING OPTIONS

ZONED HEAVY INDUSTRIAL

3 DRIVE IN DOORS

HEAVY 3 PHASE POWER

LAYDOWN AREA



1 mile from exit 42 (30 miles north of Charlotte)



10 miles from intersection of I-77 and I-40



Statesville Regional 10 miles

Concord Regional 25 miles

Charlotte Douglas International 35 miles

**CLOSE PROXIMITY TO MAJOR
CITIES AND PORTS**

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