

I-77 EXIT 42

177 Houston Rd
Troutman, NC 28166



Equity Commercial Properties

FOR SALE OR LEASE



**50K-150K SF
INDUSTRIAL**

**CALL FOR PRICING
& TERMS**

SINGLE/MULTI-TENANT

- 87,500 SF Built in 2023
- Highly Visible from I-77
- +/- 8,800 SF of Office Space
- Expansive Parking/Lay Down Area



Location

Close proximity to I-77 and I-40 offers direct routes to East Coast ports and major U.S. markets. Site provides exceptional logistics reach within a day's drive of much of the nation.



Property

industrial-zoned property spanning roughly 13 acres with 50K-150K SF. Consisting of office-warehouse and distribution-warehouse that features tall ceilings and modern functionality.



Options

Property works well for multi-tenant or single user. Allows for outdoor storage, great visibility for signage, lighted access to interstate 77, and a workforce utilized by many global companies.

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FOR TENANTS 50K-150K SF IN THE GREATER CHARLOTTE AREA

Ideal site for companies keyed in on balancing logistics, talented workforce, and great visibility for branding.

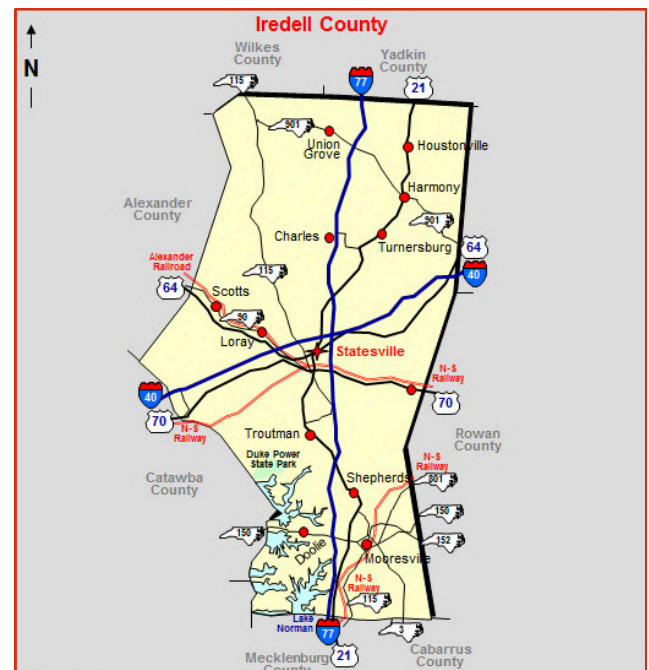
Interstate 77 _ EXIT 42

Exit 42 off of I-77 is located 30 miles from Charlotte. The property is located 1 mile from the on ramp and has easy access with lighted intersections for trucks. Interstate 40, also in the county, is located 3 miles north on I-77. Troutman is home to Lake Norman, giving desirable living

Major Companies

Iredell County and surrounding areas are outpacing many areas across the state due to proximity to Charlotte. Top performing companies including WALMART DISTRIBUTION, NGK, BOBCAT, NASCAR, LOWES CORPORATE, LOWES DISTRIBUTION, DENSO MANUFACTURING, BETCO, and others creating a reliable workforce.

Iredell County



GET IN TOUCH

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INTERSTATE 77 EXIT 42



OVERVIEW

The property spans approximately 13.59 acres, zoned for industrial use, featuring 3 buildings spanning in size 12K, 54K, and 87K square feet. Buildings made up of office/warehouse space, 20-27' clear heights, a distribution-ready layout, and ample laydown / trailer parking areas.

STRATEGIC LOCATION

- I-77 one mile
- I-40 ten miles
- I-85 thirty miles

AIRPORTS 30 MILES OR LESS

- Statesville Regional, Concord Regional, & Charlotte Douglas International

PORTS WITHIN A DAYS DRIVE

- Wilmington, Charleston, Savannah, Morehead City, Brunswick, Jacksonville, Norfolk, Baltimore, & Newark – New York & New Jersey

PROPERTY SPECIFICATIONS

- 13.59 Acres
- Zoned Heavy Industrial
- 153,541 Total SF
- Paved Area +/- 7 acres
- Est. Trailer Parking 120 spaces
- Est. Auto Parking 140 spaces
- Utilities – Town of Troutman
- Power Provider – Duke Power
- Gas Provider – Enbridge

Exit 42 is limited in the Heavy Industrial Properties as recent activity has absorbed developable land. Site is visible from I-77, with lighted access to the exit.

A GREAT PLACE FOR BUSINESS

North Carolina's state-controlled highway mileage makes it the 2nd largest highway system in the country. Iredell County is the center point in the State where Interstates 40 and 77 intersect. Our region has 72 percent of the U.S. population within 2-day trucking time, ability to reach major ports in a day, and a skilled workforce to employ.

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E C P Equity Commercial Properties

OFFICE / WAREHOUSE



BUILDING 1 DETAILS

SQUARE FOOTAGE

+/- 8,850 SF OFFICE AREA

+/- 34,500 SF WAREHOUSE

CLEAR HEIGHT 18'-20'

SPRINKLERED

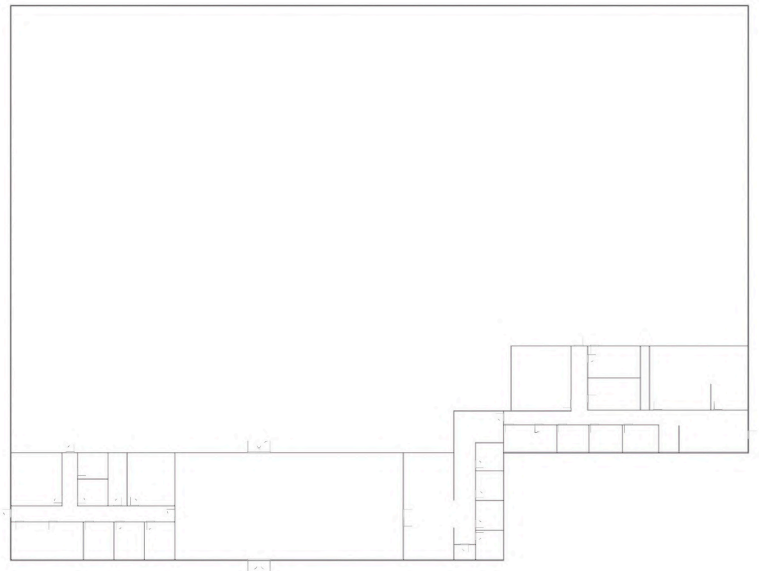
ZONED HEAVY INDUSTRIAL

LOADING OPTIONS

6 DOCK DOORS

2 DRIVE IN DOORS

BUILDING LAYOUT



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Interstate 77, Exit 42, Troutman



BUILDING 2 DISTRIBUTION WAREHOUSE



**STRATEGICALLY
LOCATED**

**CLOSE PROXIMITY TO MAJOR
CITIES AND PORTS**



BUILDING 2 DETAILS

SQUARE FOOTAGE

+/- 87,500 SF WAREHOUSE

CLEAR HEIGHT 27'

LOADING OPTIONS

SPRINKLERED

8 DOCK DOORS

ZONED HEAVY INDUSTRIAL

1 DRIVE IN DOORS



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



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



30 miles from Charlotte and Salisbury connections



Statesville Regional 10 miles

Concord Regional 25 miles

Charlotte Douglas International 35 miles



Port of Charleston _ 4 hrs.

Port of Virginia _ 5 hrs.

Port of Savannah _ 4 ½ hrs.



704-902-2757



Interstate 77, Exit 42, Troutman



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FOR SALE OR LEASE

HIGH VISIBILITY MEETS ACCESSIBILITY

Iredell County is a pro-business community providing companies skilled labor and a central location where I-40 and I-77 connect. Proximity to Charlotte Douglas International Airport, ranked globally as the 5th busiest airport, and many of the major east coasts ports give companies a logistic advantage.



Office/Warehouse



I-77 North



I-77 South



Distribution Warehouse



Multi-Tenat or
Single Tenant Options



Visible from I-77 and
lighted access to Exit 42



Over 150K SF with
laydown/ parking



Located in the growing
Charlotte Market



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E C P Equity Commercial Properties

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TROUTMAN, NC
28166**

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CALL FOR MORE
INFORMATION**

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BROKERS

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