

I-77 EXIT 42

504 S Eastway Dr
Troutman, NC 28166

AVAILABLE FOR LEASE



**3,500 SF
FLEX/OFFICE
\$4,250/MONTH**

MULTI-TENANT FACILITY

- 3,500 SF in Town of Troutman
- New Construction
- Heavy Industrial Zoned
- Office _ Warehouse

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 heavy industrial facility includes small office, over 3,500 SF of warehouse/shop storage, multiple drive-in doors. Building is ideal for manufacturing, fabrication, or distribution operations.

Options

Equipped with three-phase power, (3) 12x14 drive-in doors, tall ceiling heights, LED lighting and a conditioned office area. New construction multi-tenant facility with great access to Exit 42 & 45.

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INDUSTRIAL WAREHOUSE

3,500 SF

\$4,250/Month

BUILDING DETAILS

SQUARE FOOTAGE

+/- 3,500 SF WAREHOUSE

CLEAR HEIGHT 14'

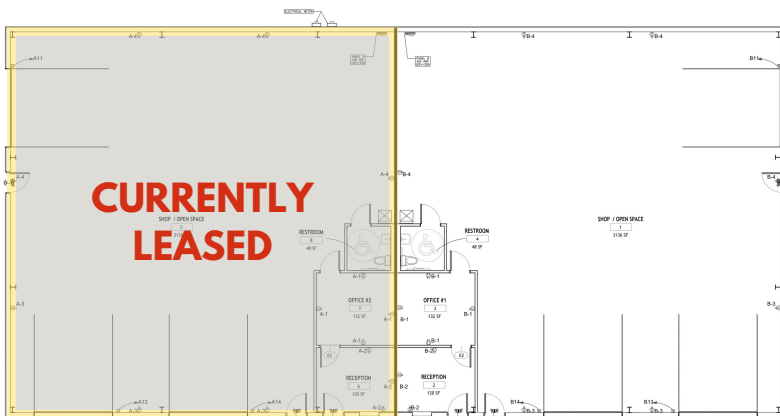
LOADING OPTIONS

ZONED HEAVY INDUSTRIAL

3 DRIVE IN DOORS

3 PHASE POWER

DOOR SIZE _ 12x14



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

NEW CONSTRUCTION MULTI-TENANT FACILITY