

PARK 4077

BUILDING 4
±585,880 SF

136 ODESSA DRIVE
STATESVILLE, NC

Available Immediately



Scan the QR code or click to
view property video



For Lease

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MASTER PLAN



PARK 4077



1	±295,000 SF
2	±1,017,000 SF
3	±1,205,000 SF
4	±585,880 SF DELIVERED
5	±750,000 SF

1.5 MILES TO I-40
 3.3 MILES TO I-77
 37 MILES TO I-85
 49 MILES TO CLT INT'L AIRPORT



INDUSTRIAL PARK SETTING

Industrial Park Setting on I-40&I-77; can accommodate small users and 1M+ sf users

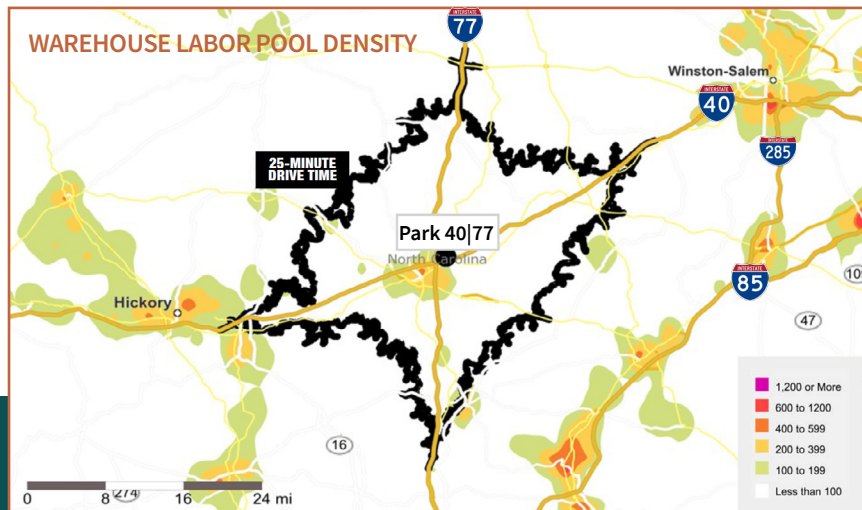


MARKET LEADING WORKFORCE

High labor availability with quality labor index score significantly higher than the national average

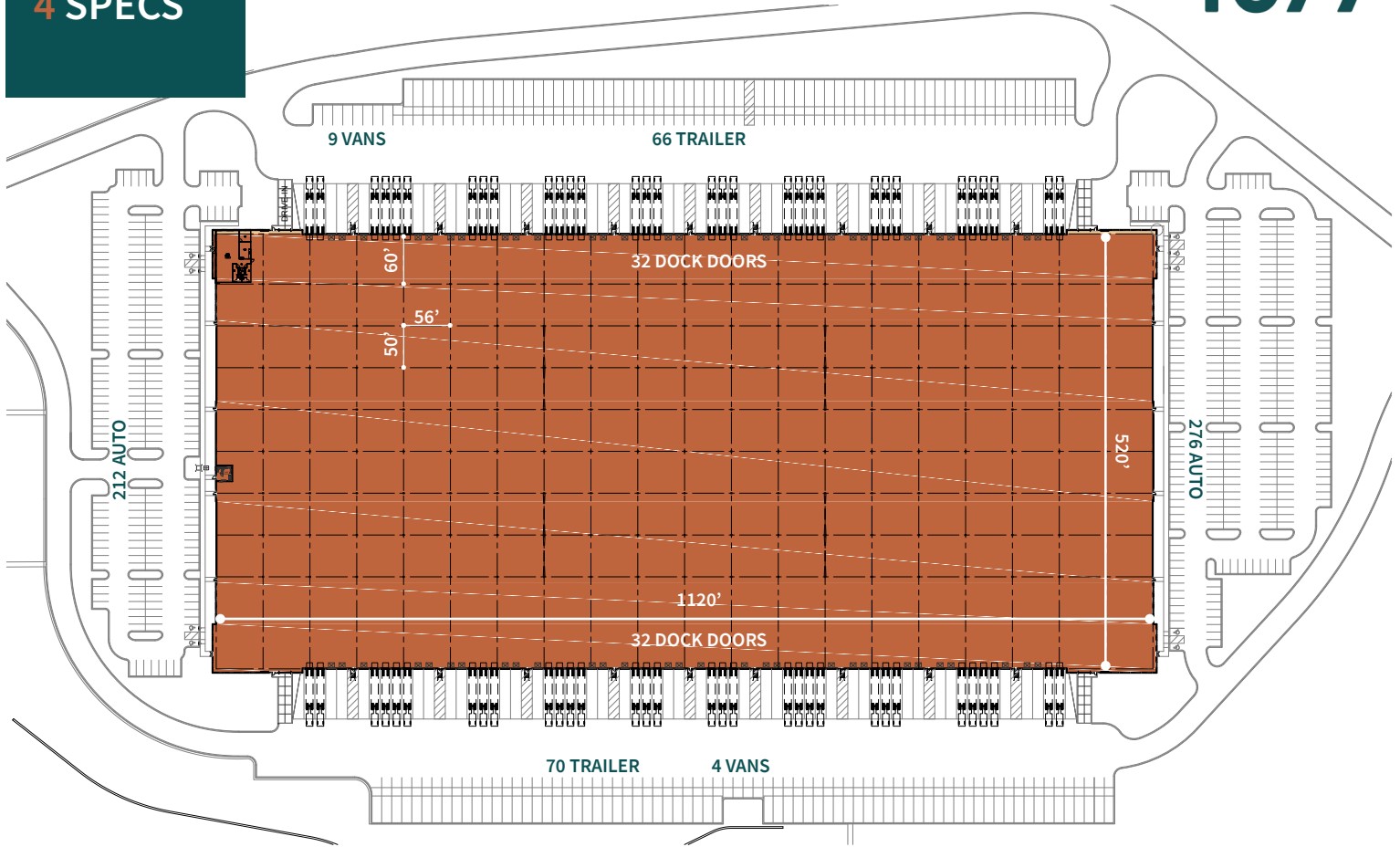
STATESVILLE LABOR PROFILE

Statesville has a **warehouse worker labor pool of over 28,000 people**. The region's high worker pool with large groups of part-time college students, and underemployed, help support the **market's capacity to sustain an additional 1,200 warehouse jobs**.



BUILDING 4 SPECS

**PARK
4077**



Total SF / Available SF	±585,880 SF
Office SF	±2,213 SF
Clear Height	40'
Sprinkler System	ESFR
Loading	Cross Dock Loading 64 Dock High Doors (expandable to 122) 4 Drive in Doors
Building Dimensions	520' X 1120'
Power	4,000 Amps, 480V, 3 ph
Truck Court	185'
Auto Parking	488 positions
Trailer Parking	136 positions
Van Parking	13 positions
Column Spacing	56' X 50' 60' speed bays
Construction	Tilt up



14 HOUR DRIVETIME

8 HOUR DRIVETIME

PARK 4077



MINNESOTA

WISCONSIN

IOWA

MISSOURI

ARKANSAS

LOUISIANA

ILLINOIS

MEMPHIS

MISSISSIPPI

NEW ORLEANS

INDIANA

KENTUCKY

ALABAMA

GEORGIA

FLORIDA

MICHIGAN

OHIO

WEST VIRGINIA

SOUTH CAROLINA

JACKSONVILLE

CLEVELAND

PITTSBURGH

CINCINNATI

VIRGINIA

CHARLOTTE

CHARLESTON

TORONTO

BUFFALO

PENNSYLVANIA

WASHINGTON D.C.

NEW YORK

NEW YORK

PHILADELPHIA

NORFOLK

VERMONT

NEW HAMPSHIRE

CONNECTICUT

BOSTON



TAMPA

FORT MYERS

MIAMI

WEST PALM BEACH

ORLANDO

GAINESVILLE

SAVANNAH

AUGUSTA

ATLANTA

HUNTSVILLE

KNOXVILLE

NASHVILLE

BRISTOL

PARKERSBURG

FORT WAYNE

TOLEDO

ERIE

LONDON

BARRIE

KINGSTON

TRaverse City

SAGINAW

MILWAUKEE

CHICAGO

DAVENPORT

PEORIA

ST. LOUIS

SPRINGFIELD

FAYETTEVILLE

JONESBORO

TEXARKANA

TUPELO

JACKSON

MOBILE

DOTHAN

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