

77 NORTH LOGISTICS

FOR LEASE
BUILD TO SUIT
OPPORTUNITY
FROM 700,000 TO
1 MM SF +



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SCAN FOR MORE INFO
77NORTHLOGISTICS.COM



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Site Plan



To Interstate 40
(10 Miles)



EXIT
42

To Charlotte
(32 Miles)

Redwood Apartment
Neighborhood

1,005,269 SF

701,100 SF

S. Main Street

Future Mixed Use /
Residential



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ADDRESS	I-77 & S Main Street Troutman, NC
COUNTY	Iredell
SITE SIZE	±159 Acres
MIN. CONTIGUOUS BUILDING	701,100 SF
MAX. CONTIGUOUS BUILDING	1,005,269 SF +
ZONING	HI (Heavy Industrial) Town of Troutman, NC
FRONTAGE	Frontage on I-77 South

UTILITIES

ELECTRIC POWER	Duke Energy
NATURAL GAS	Dominion
WATER	Town of Troutman
SEWER	Town of Troutman
TELECOM	Spectrum

TRANSPORTATION

INTERSTATE	Immediate access to Interstate 77 (Exit 42); Ten miles south of intersection with Interstate 40
AIRPORT	Charlotte Douglas International: 38 miles Statesville Regional Airport: 9 miles
PORTS	Port of Charleston, SC: 240 miles Port of Wilmington, NC: 230 miles



“AMERICA’S TOP STATE FOR BUSINESS 2023”
-CNBC

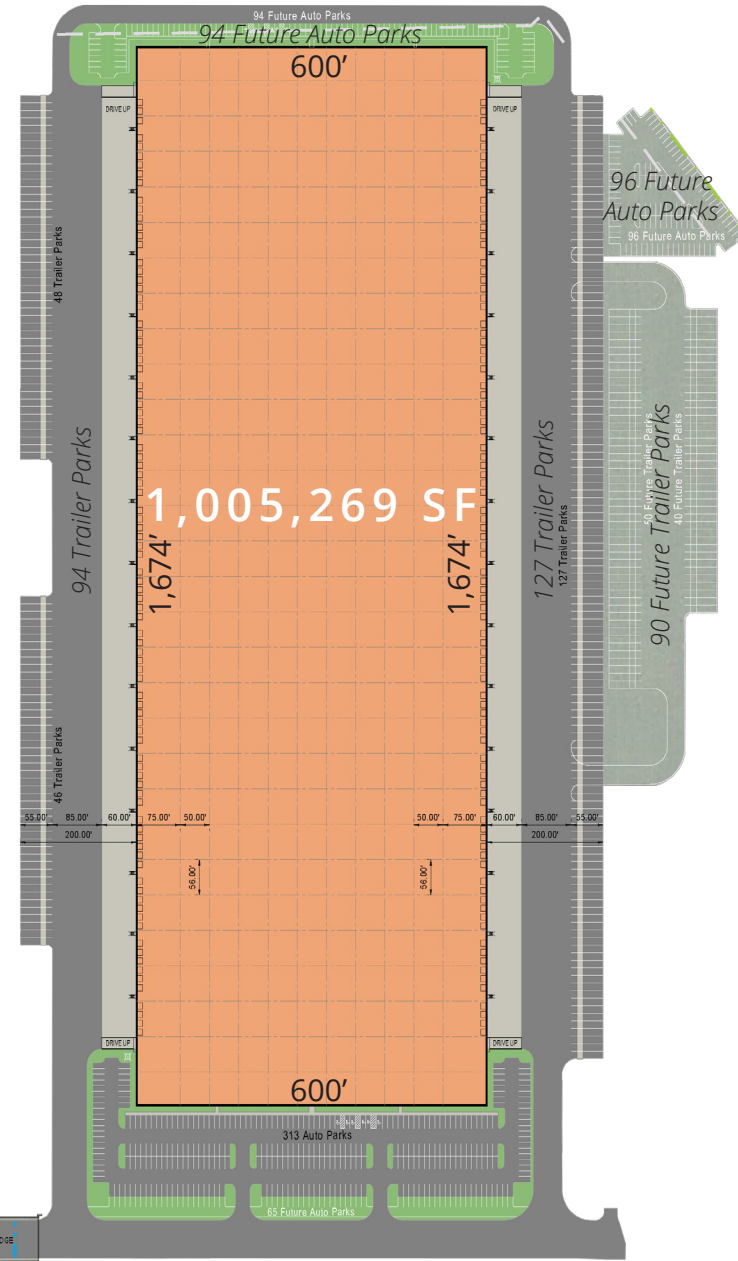
LOCAL & STATE INCENTIVES

- Iredell County offers discretionary local incentives to qualifying industries based upon investment, job creation, and wages.
- The State of NC offers several performance-based, discretionary programs to new and expanding businesses considering locating or expanding a facility in NC.

www.iredelledc.com

Building Specs

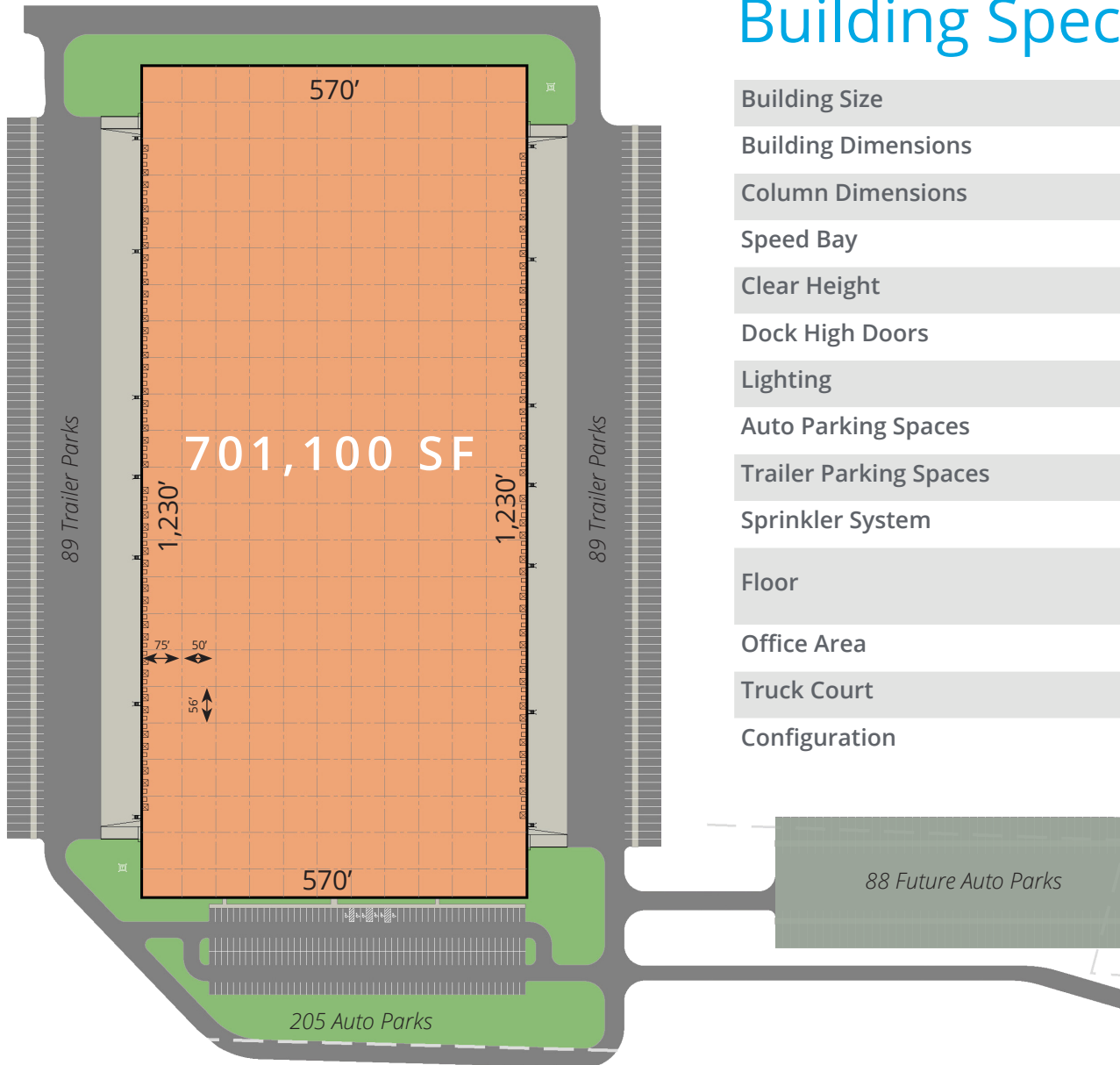
Building Size	1,005,269 SF
Building Dimensions	600' x 1,674'
Column Dimensions	50' x 56'
Speed Bay	75'
Clear Height	40'
Dock High Doors	200
Lighting	LED
Auto Parking Spaces	313 (Expandable to 567)
Trailer Parking Spaces	221 (Expandable to 567)
Sprinkler System	ESFR with K25 Heads
Floor	7" Unreinforced Slab; Dowel Basket Reinforcement in the Speed Bays
Office Area	To Suit
Truck Court	200'
Configuration	Cross Dock



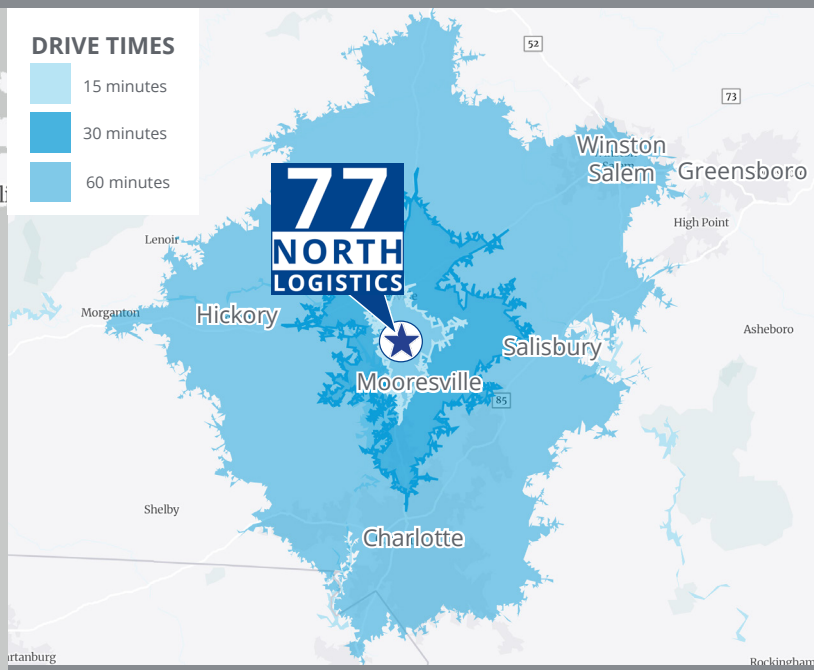
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Building Specs

Building Size	701,100 SF
Building Dimensions	570' x 1,230'
Column Dimensions	50' x 56'
Speed Bay	75'
Clear Height	40'
Dock High Doors	± 150
Lighting	LED
Auto Parking Spaces	205
Trailer Parking Spaces	178 (Expandable to 266)
Sprinkler System	ESFR with K25 Heads
Floor	7" Unreinforced Slab; Dowel Basket Reinforcement in the Speed Bays
Office Area	To Suit
Truck Court	200'
Configuration	Cross Dock

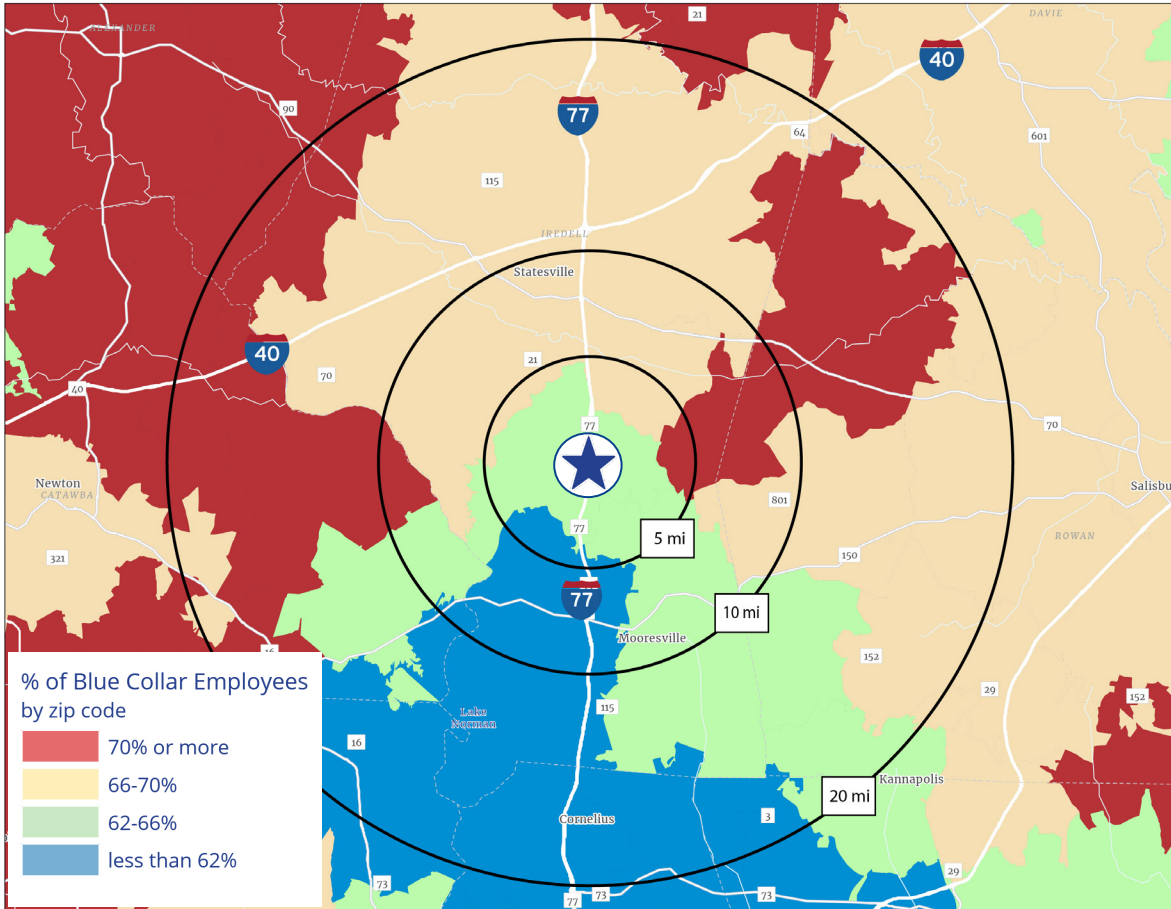


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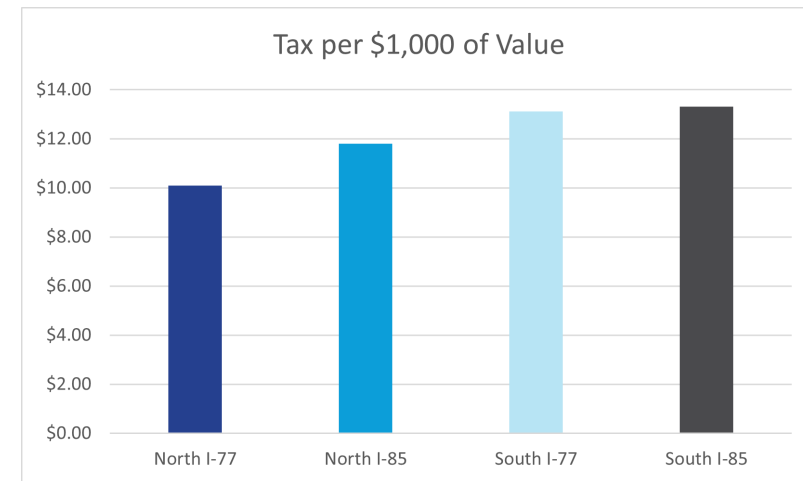
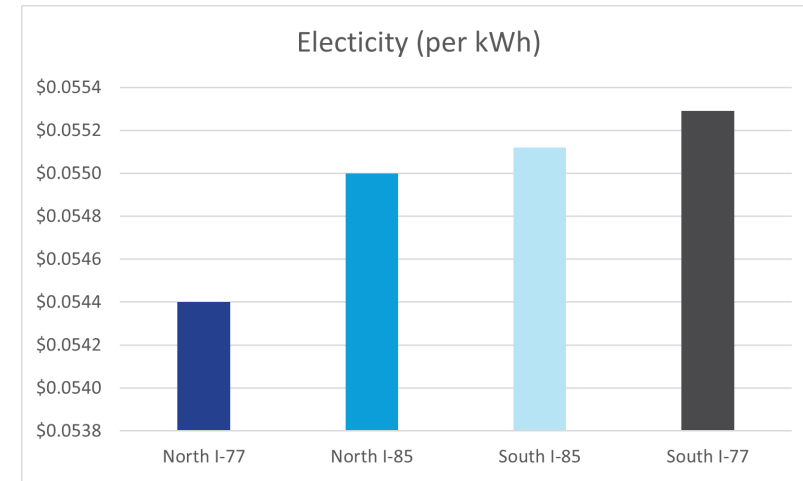
STRATEGICALLY LOCATED.

INTERSTATE 77 1.5 miles / 1 min	INTERSTATE 85 30 miles / 30 min
INTERSTATE 40 10 miles / 15 min	GREENSBORO, NC 80 miles / 1 hr 25 min
INTERSTATE 81 95 miles / 1 hr 30 min	PORT OF WILMINGTON 230 miles / 3 hr 45 min
CLT DOUGLAS INT'L AIRPORT 40 miles / 50 min	PORT OF CHARLESTON 240 miles / 3 hr 45 min



IREDELL COUNTY WORKFORCE

- Workforce of over 96,000 employees
- Lowest median hourly wage in Charlotte MSA
- 2nd Highest Availability of Part-Time Workers in Charlotte MSA



IREDELL COUNTY SNAPSHOT



193,427
Total
Population



89,227
Total
Employees



7,531
Total
Businesses

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Neighboring Companies



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