

 **PARK
4077**

BUILDING 4
±190,337 SF

**136 ODESSA DRIVE
STATESVILLE, NC**

Available Immediately



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

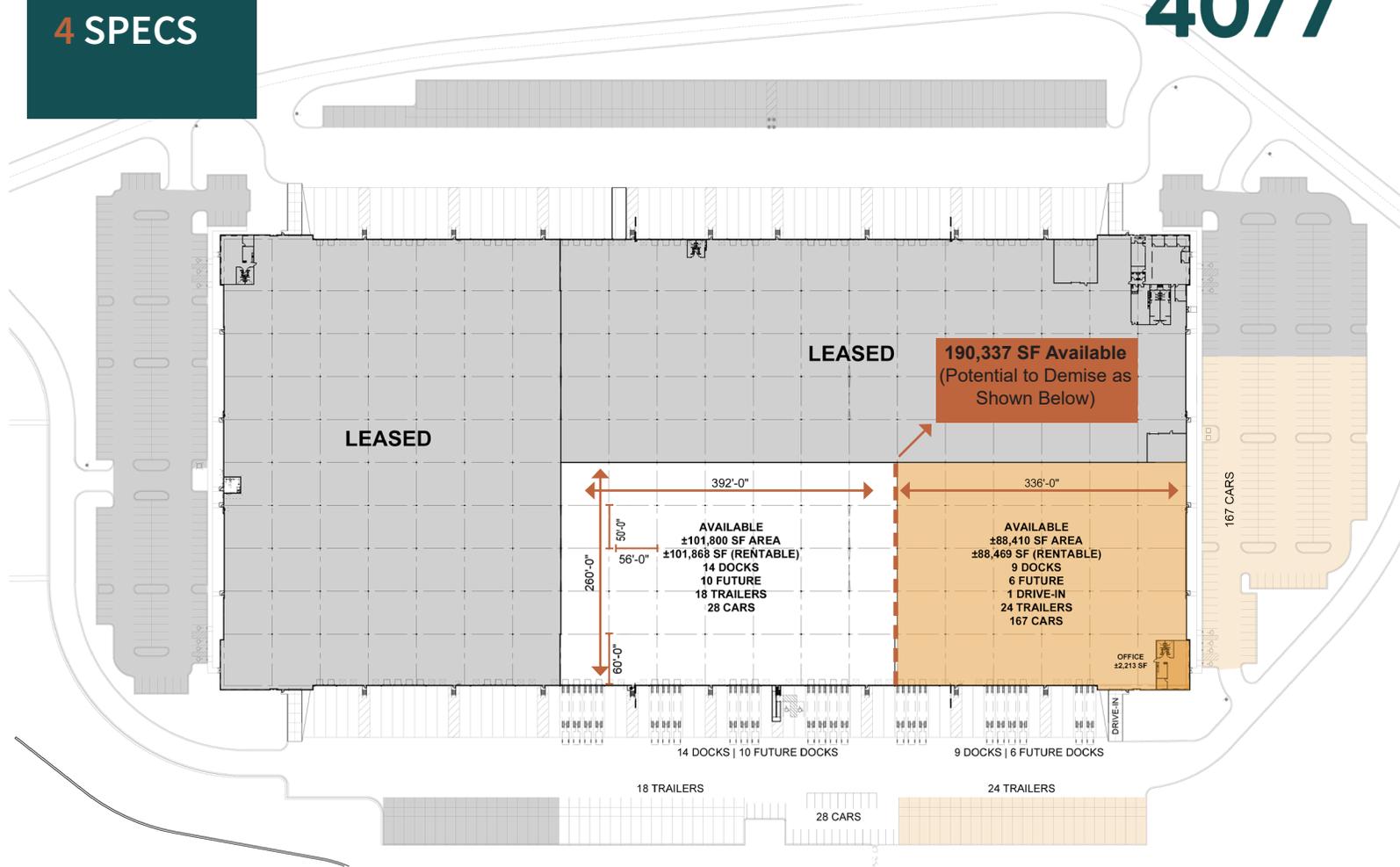
STATESVILLE LABOR PROFILE

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	±585,880 SF
Available SF	±88,469 - 190,337 SF
Office SF	±2,213
Clear Height	40'
Sprinkler System	ESFR
Loading	Side Load 23 Dock High Doors (expandable to 39) 1 Drive in Door
Building Dimensions	520' X 1120'
Power	1,000 Amps, 480V, 3 ph
Truck Court	185'
Auto Parking	195 positions
Trailer Parking	42 positions
Van Parking	4 positions



PARK 4077

