

77/40 COMMERCE CENTER

FOR LEASE
BUILD TO SUIT
OPPORTUNITY
FROM 210,000 TO
1.1MM SF +



SCAN FOR MORE INFO
7740COMMERCECENTER.COM

conceptual rendering



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Site Plan



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ADDRESS	I-77 & Turnersburg Highway (Highway 21) Statesville, NC
COUNTY	Iredell
SITE SIZE	±185 Acres
MIN. CONTIGUOUS BUILDING	210,000 SF
MAX. CONTIGUOUS BUILDING	1,101,600 SF +
ZONING	LI (Light Industrial) City of Statesville, NC
FRONTAGE	Direct Frontage on I-77

UTILITIES

ELECTRIC POWER	Duke Energy
NATURAL GAS	Dominon Energy
WATER	Iredell Water
SEWER	City of Statesville
TELECOM	Tenant Choice

TRANSPORTATION

INTERSTATE	Direct connectivity to Interstate 77 (Exit 54); Two miles north of intersection with Interstate 40
AIRPORT	Charlotte Douglas International: 50 miles Statesville Regional Airport: 11 miles
PORTS	Port of Charleston, SC: 250 miles Port of Wilmington, NC: 250 miles

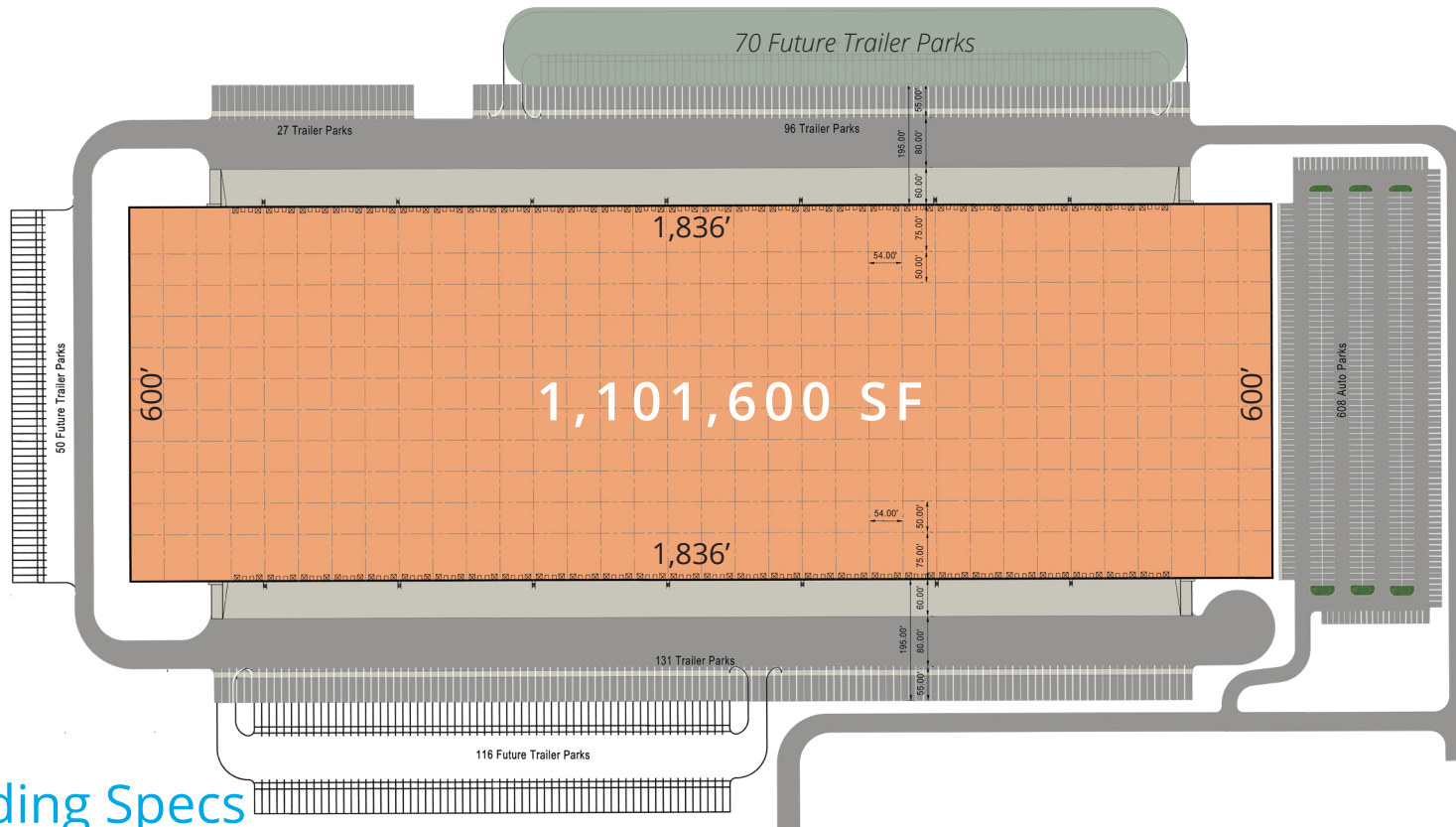


“AMERICA’S TOP STATE FOR BUSINESS 2023”
-CNBC

LOCAL & STATE INCENTIVES

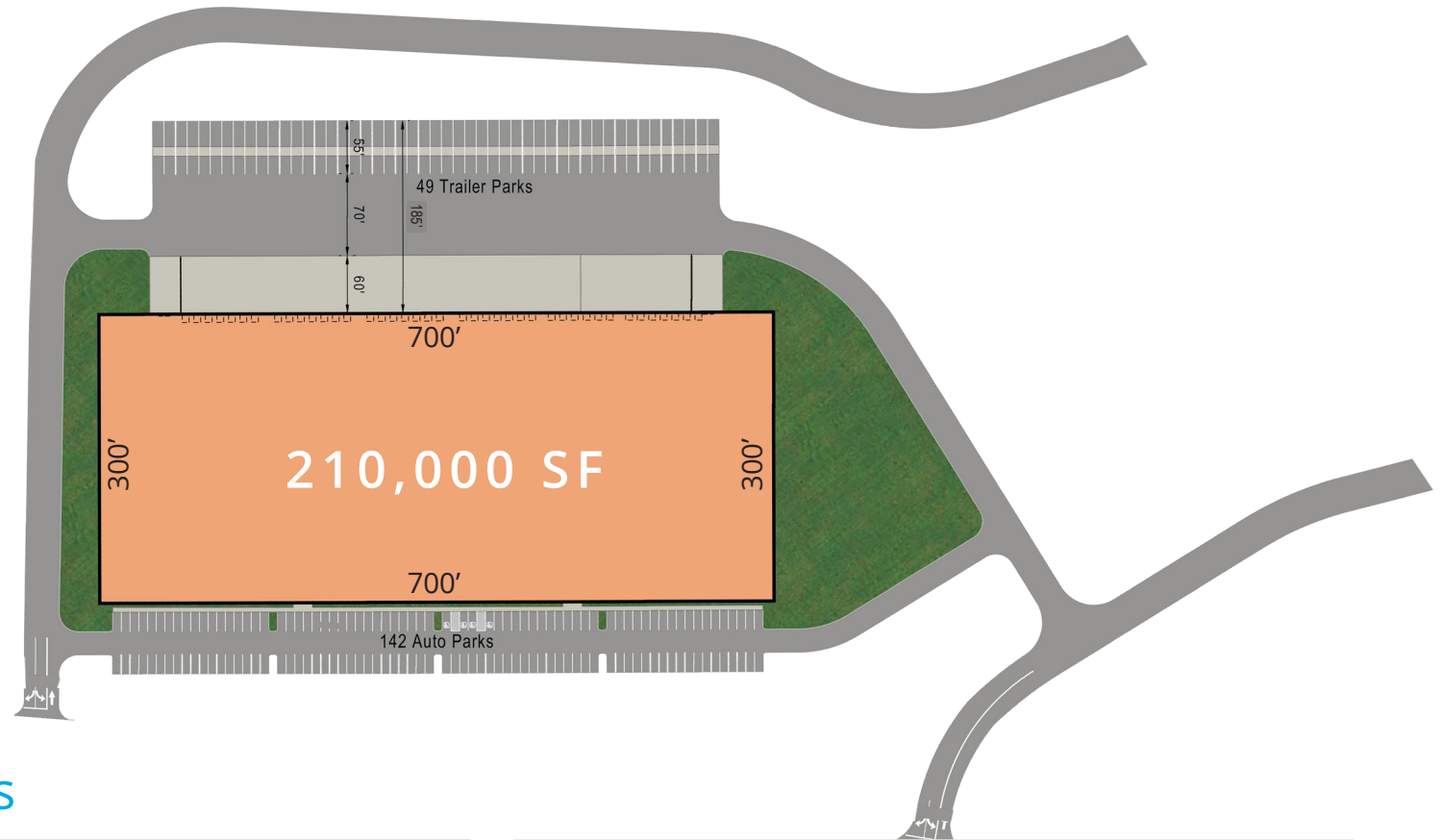
- The City of Statesville and Iredell County offer discretionary local incentives to qualifying industries based upon investment, job creation, and wages.
- The State of NC offers several performance-based, discretionary programs to new and expanding businesses considering locating or expanding a facility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

www.iredelledc.com



Building Specs

Building Size	1,101,600 SF (expandable up to 1,231,875 SF)	Auto Parking Spaces	± 608
Building Dimensions	600' x 1,836'	Trailer Parking Spaces	± 254 (236 Future Trailer Spots)
Column Dimensions	56' x 50'	Sprinkler System	ESFR with K25 Heads
Speed Bay	75'	Office Area	To Suit
Clear Height	40'	Truck Court	195'
Dock High Doors	± 224	Configuration	Cross Docked
Lighting	LED	Floor	7" Unreinforced Slab; Dowel Basket Reinforcement in the Speed Bays



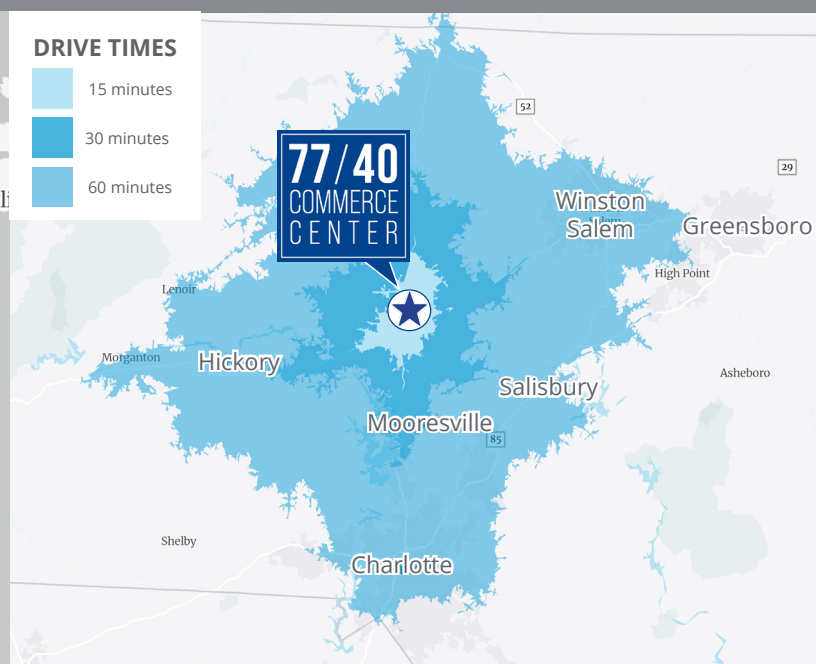
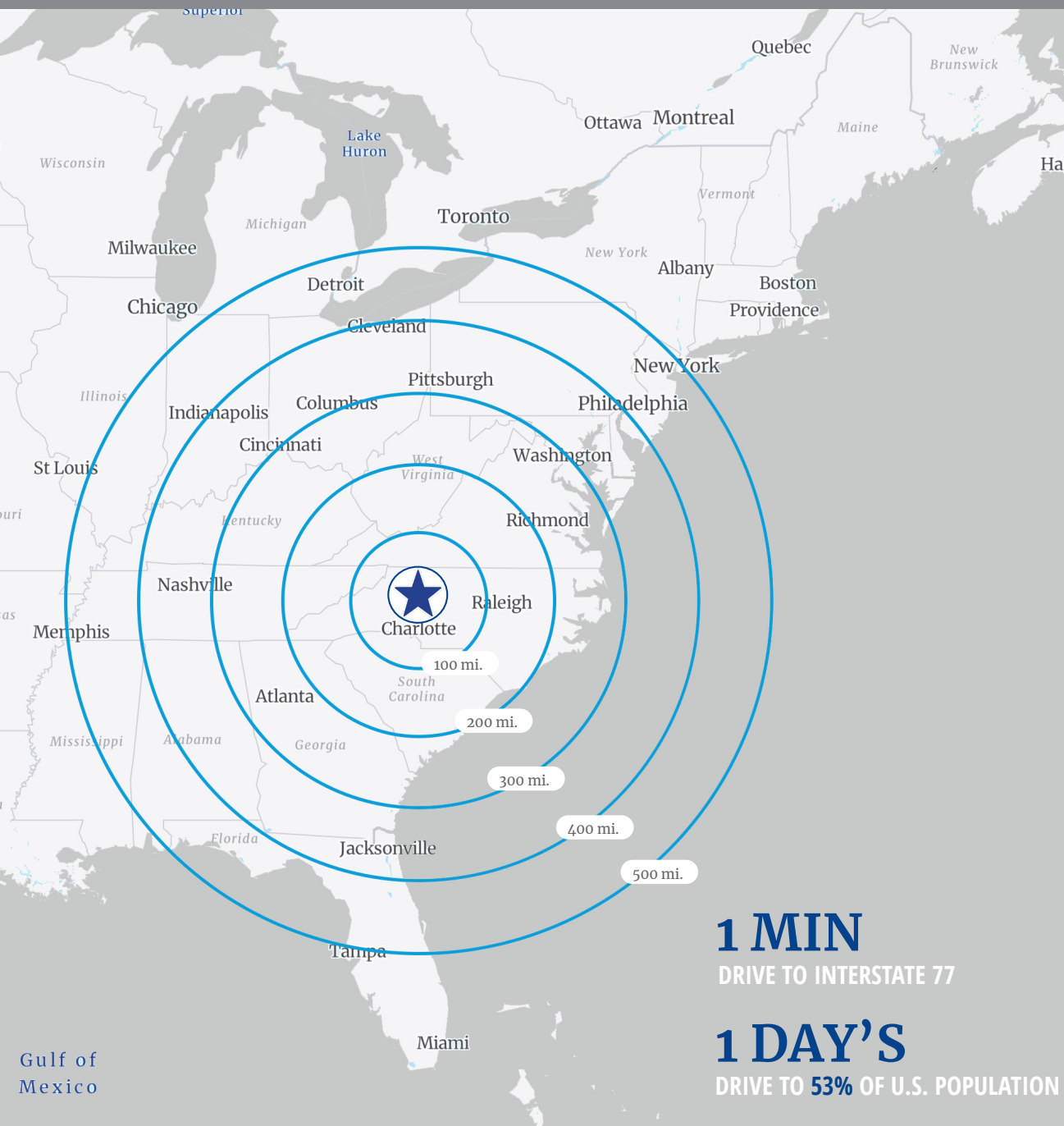
Building Specs

Building Size	210,000 SF
Building Dimensions	300' x 700'
Column Dimensions	54' x 47'
Speed Bay	75'
Clear Height	32'
Dock High Doors	± TBD
Lighting	LED

Auto Parking Spaces	± 142
Trailer Parking Spaces	± 49
Sprinkler System	ESFR with K25 Heads
Office Area	To Suit
Truck Court	185'
Configuration	Rear Load
Floor	6" Unreinforced Slab; Dowel Basket Reinforcement in the Speed Bays

77/40 COMMERCE CENTER

Location Overview



STRATEGICALLY LOCATED.

INTERSTATE 77
0.6 miles / 1 min

INTERSTATE 40
2 miles / 2 min

INTERSTATE 81
86 miles / 1 hr 15 min

CLT DOUGLAS INT'L AIRPORT
50 miles / 55 min

INTERSTATE 85
40 miles / 40 min

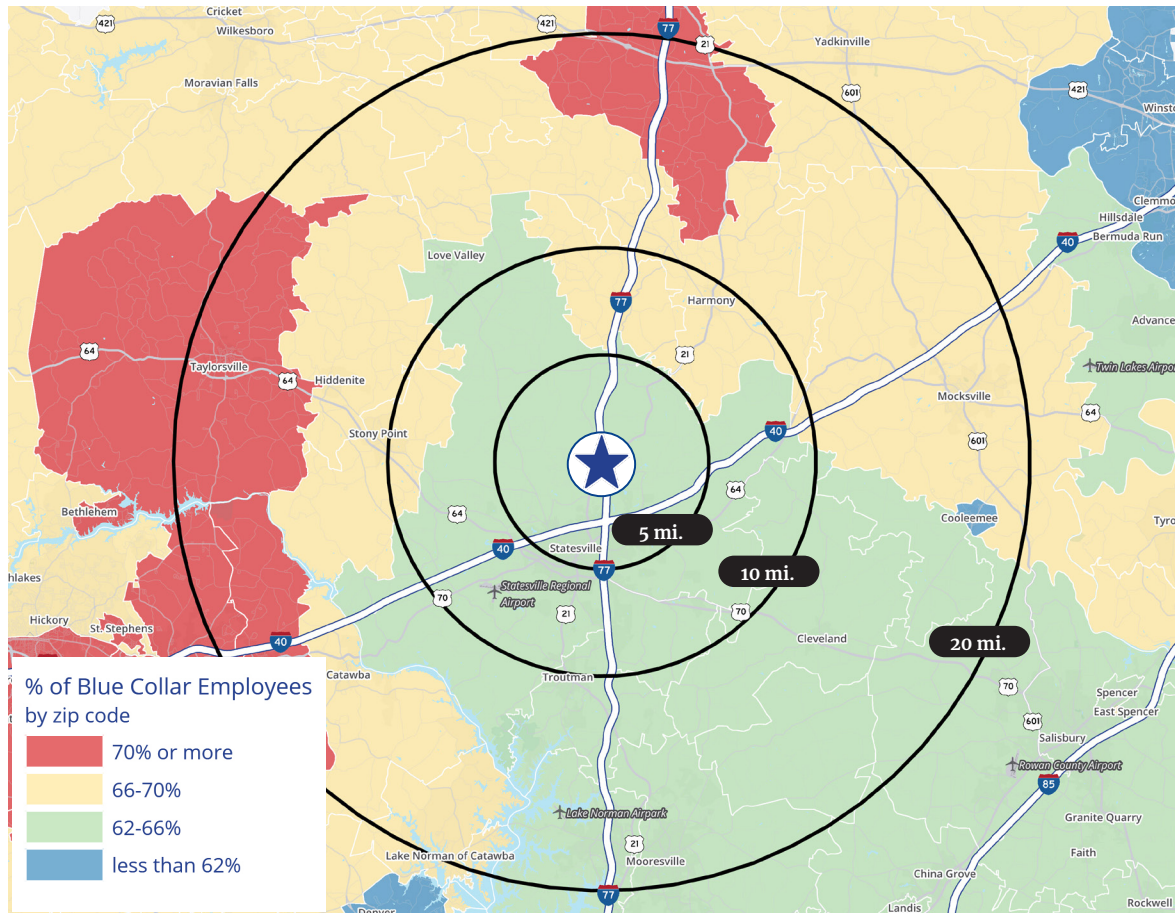
GREENSBORO, NC
70 miles / 1 hr 10 min

PORT OF WILMINGTON
250 miles / 4 hr 5 min

PORT OF CHARLESTON
250 miles / 4 hr 5 min

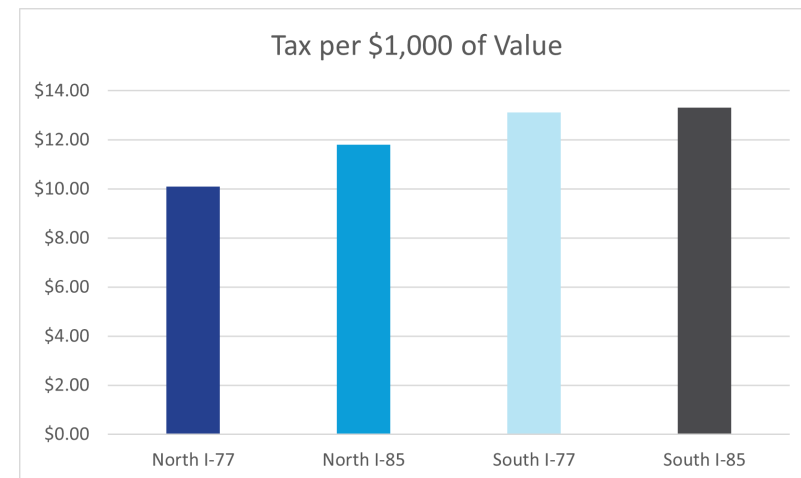
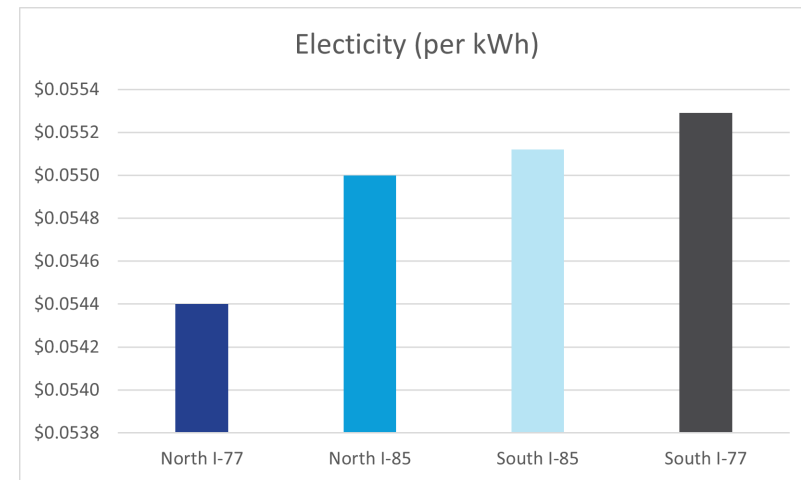
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Labor | Workforce Overview



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



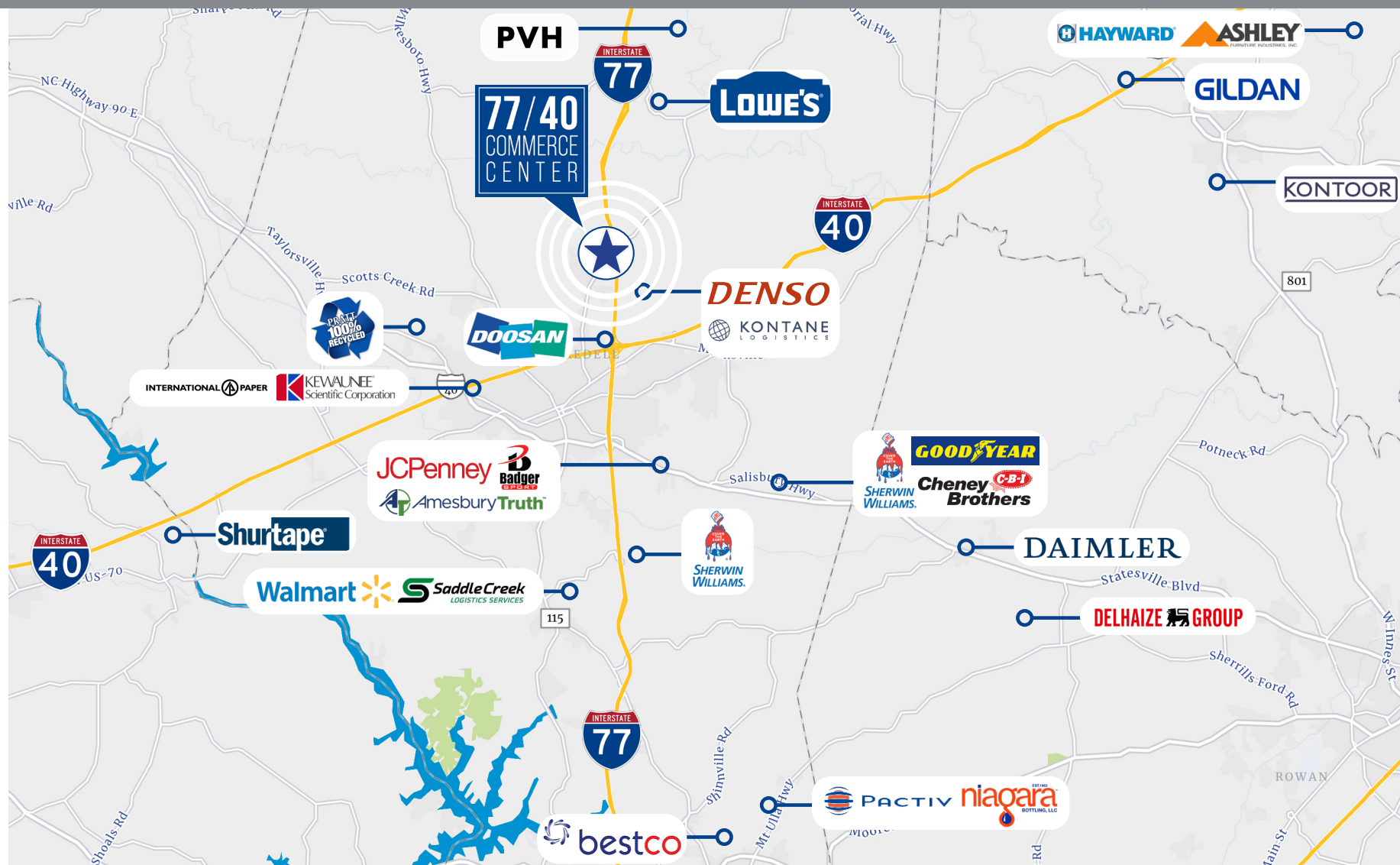
89,227
Total
Employees



7,531
Total
Businesses

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Neighboring Companies



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