

**FOR LEASE**

**288,000 SF**

*2203 SHERRILL DRIVE, STATESVILLE, NC  
GREATER CHARLOTTE AREA*



For more information, contact:

**MATT TREBLE**

Vice Chair

+1 704 335 4430

[matt.treble@cushwake.com](mailto:matt.treble@cushwake.com)

**FERMIN DEOCA**

Executive Managing Director

+1 704 335 4436

[fermin.deoca@cushwake.com](mailto:fermin.deoca@cushwake.com)



**INDUSTRIAL TRUST**

**288,000 SF  
SECURED CROSS-DOCK FACILITY**



**CUSHMAN &  
WAKEFIELD**

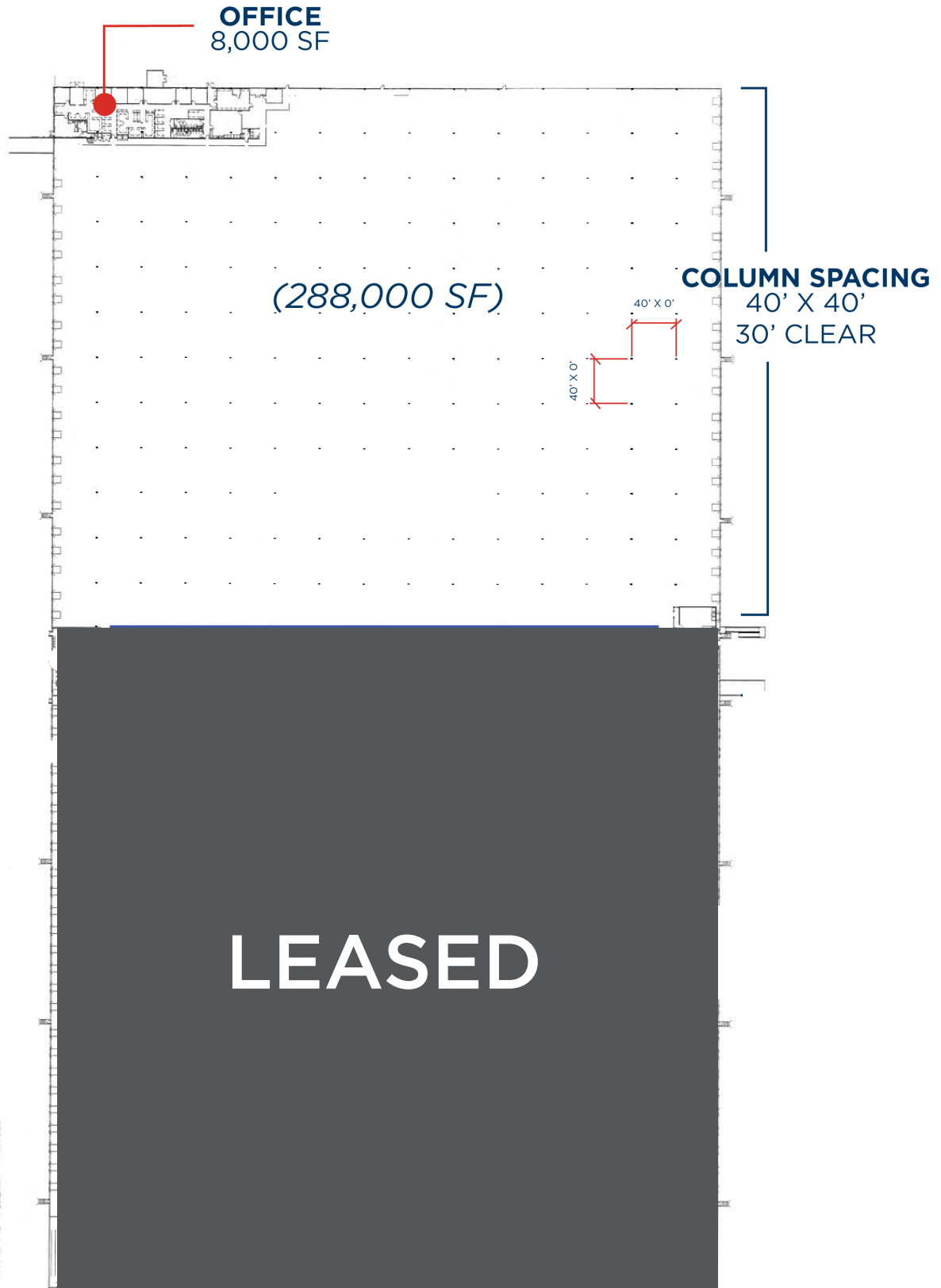
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# BUILDING SPECIFICATIONS



## 2203 SHERRILL DRIVE

<b>Building Size:</b>	288,000 SF	<b>Dock High Doors:</b>	(43) 9'x 10'
<b>Office Space:</b>	±8,000 SF	<b>Drive-Ins:</b>	(1) 14'x12'
<b>Property Details:</b>	41.69 Acres Secured Zoned Heavy Industrial	<b>Loading:</b>	Cross-docked 170' truck court 50' concrete apron 2 additional (9' x 10') glass knock outs
<b>Construction:</b>	Concrete Tilt Wall Construction 6" floor thickness	<b>Dock Equipment:</b>	(43) Weatherall seals (43) 30,000 lb electric pit levelers (43) Kelley lights (43) protective bollards or Z tracks
<b>Clear Height:</b>	30' clear	<b>Trailer Parking:</b>	88 spaces
<b>Fire Suppression:</b>	ESFR	<b>Car Parking:</b>	50 spaces
<b>Column Spacing:</b>	40' x 40'	<b>Power:</b>	(2) 500 KVA/480/277 volt Olympian D6OP back up generator
<b>Lighting:</b>	LED	<b>Zoned:</b>	Heavy Industrial
<b>Heating &amp; Air:</b>	(12) high volume low speed fans (26) roof mounted fans (17) wall mounted louvres (16) gas fired heaters		



# PROXIMITY TO I-77 & I-40



**2203 SHERRILL DR**

## TRUCK COURT DIMENSIONS



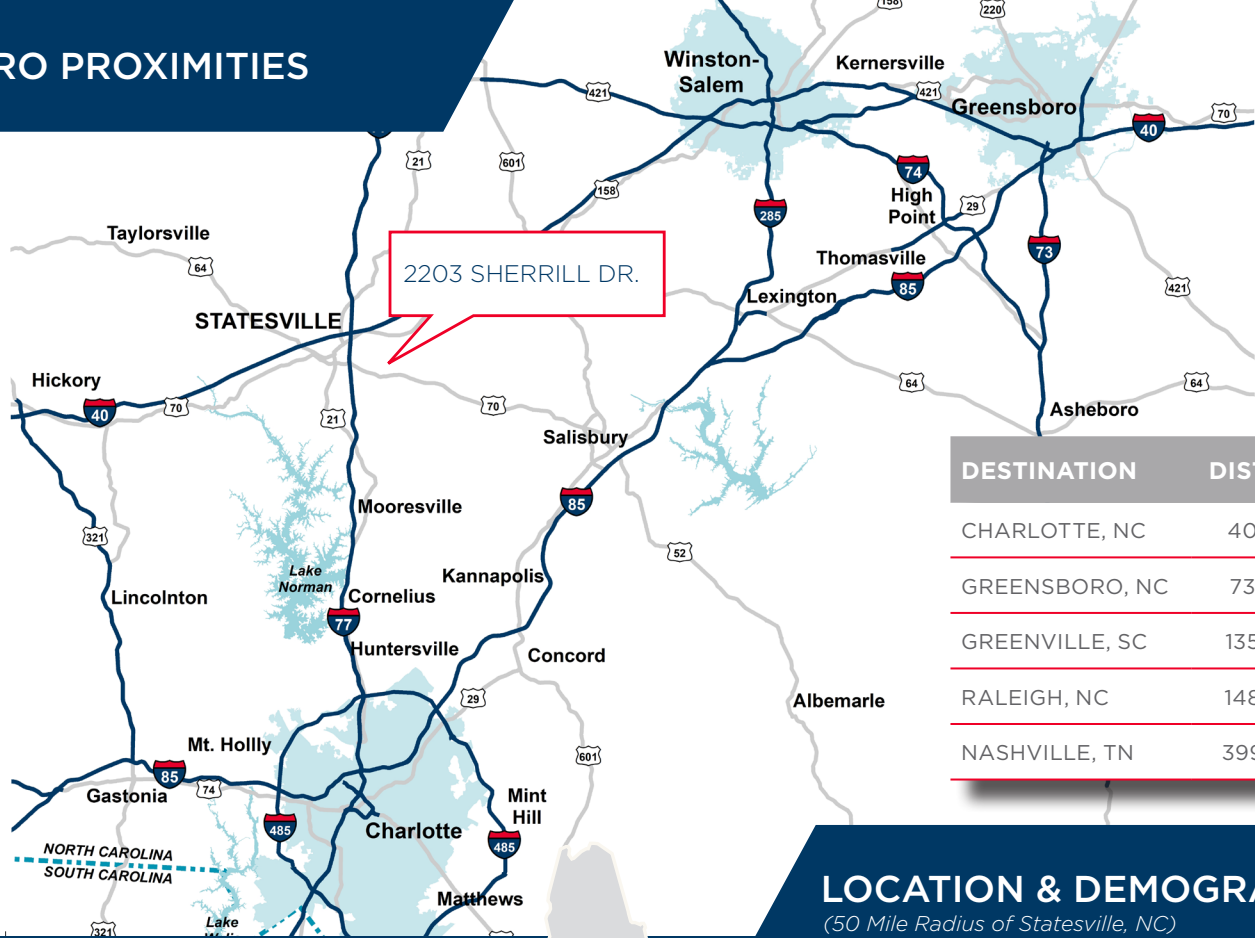
# CORPORATE NEIGHBORS



**2203 SHERRILL DRIVE  
STATESVILLE, NC**



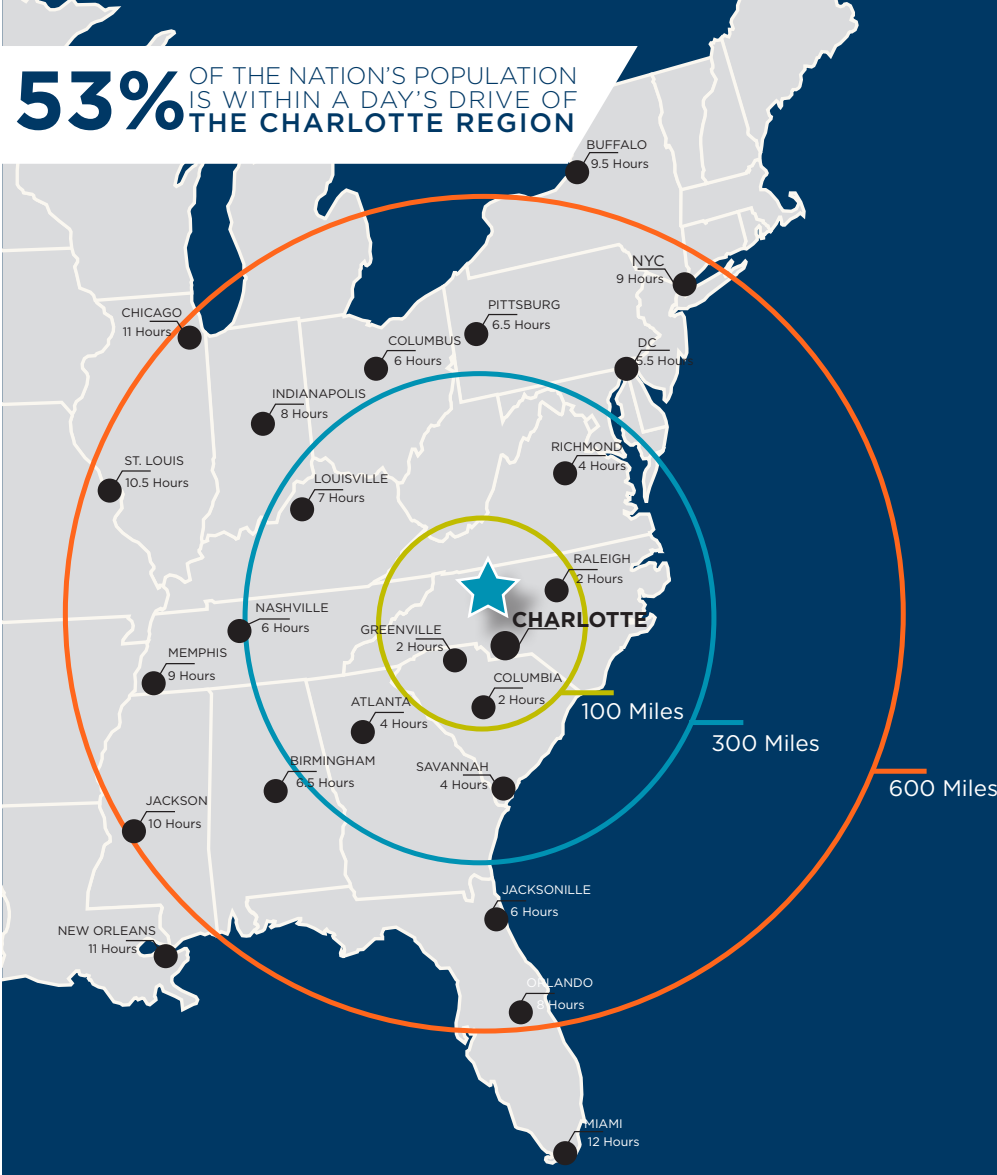
# METRO PROXIMITIES



## LOCATION & DEMOGRAPHICS

(50 Mile Radius of Statesville, NC)

**53%** OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE OF THE CHARLOTTE REGION



POPULATION (2025)

3,442,311



AVERAGE HOUSEHOLD INCOME

\$110,330



TOTAL BUSINESSES

124,307



LABOR FORCE POPULATION

1,788,414



MANUFACTURING LABOR FORCE

217,295



EDUCATION ATTAINMENT

HIGH SCHOOL	20.5%
ASSOC. DEGREE	10.9%
BACH. DEGREE	24.9%
GRAD. DEGREE	13.1%

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STATESVILLE, NC



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