

NORTHSIDE 77



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**CLASS A INDUSTRIAL DEVELOPMENT
TROUTMAN, NC | CHARLOTTE MSA**



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Unlock your Potential in Iredell County

Introducing NORTHSIDE 77, Iredell County's newest industrial park located at exit 42 off Interstate 77 in Troutman, NC situated just 30 minutes from the CLT CBD.

This ±90 acre site offers occupiers three Class A buildings ranging from 140,400 SF to 340,200 SF for a total park size of 698,220 SF.

- ✓ Three Class A Industrial Buildings
- ✓ I-77 Visibility
- ✓ Situated just 30 mins North of Charlotte
- ✓ Pro Business Environment



NORTHSIDE 77

“Iredell county is among top Charlotte-area counties for economic growth”













-Charlotte Business Journal

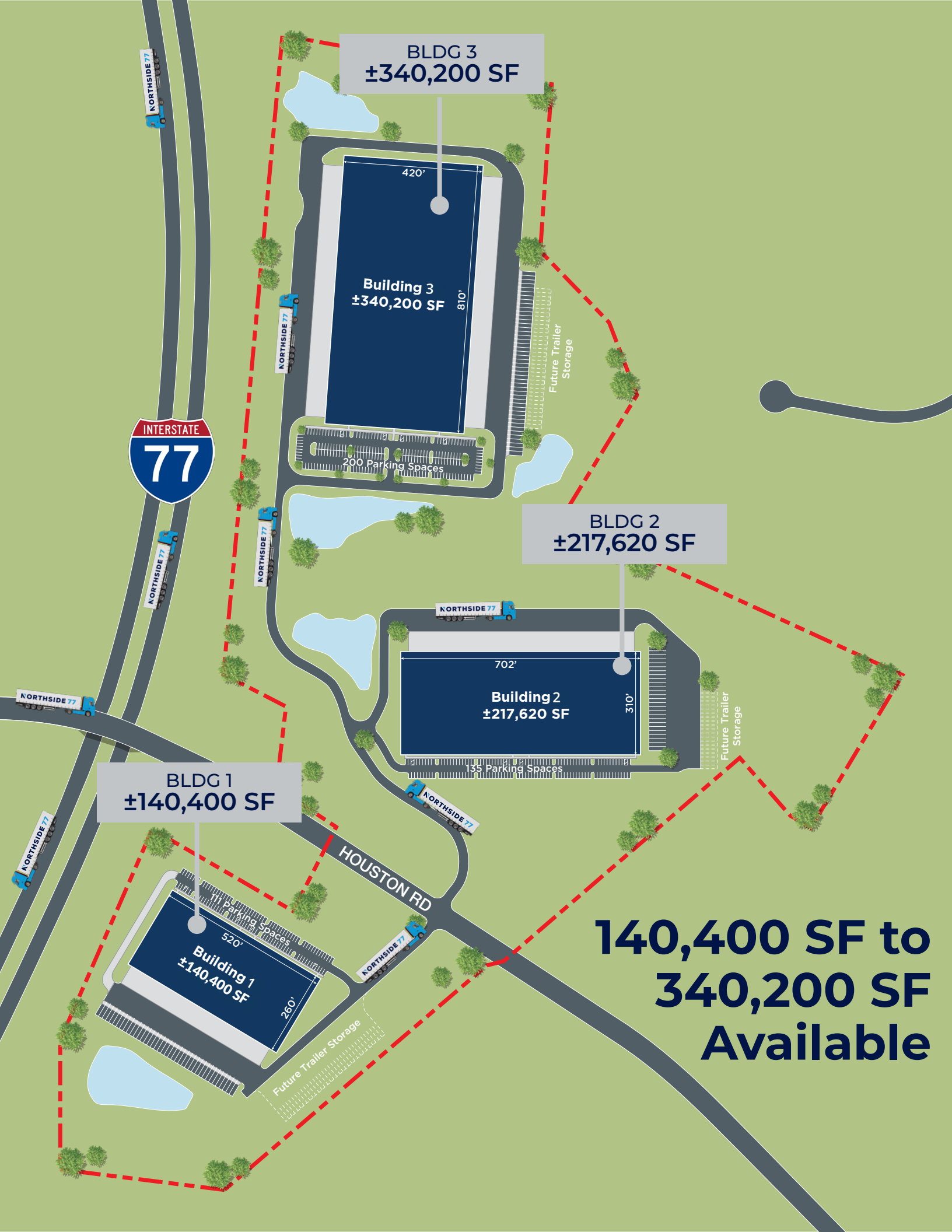


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KEY SPECIFICATIONS

Building 1 - 140,400 SF	Building 2 - 217,620 SF	Building 3 - 340,200 SF
 32' Clear Height	 32' Clear Height	 36' Clear Height
 111 Auto Parking	 135 Auto Parking	 200 Auto Parking
 40 Trailer Parking (Expandable)	 26 Trailer Parking (Expandable)	 46 Trailer Parking (Expandable)
 260' Bldg Depth	 310' Bldg Depth	 420' Bldg Depth





NORTHSIDE 77

LABOR PROFILE

REGIONAL METRICS	30 MIN ZIP DRIVE TIME	60 MIN ZIP DRIVE TIME	CHARLOTTE DMA
› POPULATION	271,638	2,856,226	3,336,586
› PROJECTED POPULATION CHANGE %	4.4%	3.7%	4.0%
› LABOR FORCE	138,211	1,449,690	1,763,486
› EMPLOYED LABOR FORCE	133,521	1,395,547	1,697,486
› INDUSTRIAL WAREHOUSE FORCE	5,992	77,171	91,556
› % OF EMPLOYED LABOR FORCE	4.49%	5.53%	5.39%
› MEDIAN HOUSEHOLD INCOME	\$79,062	\$66,670	\$64,578

AT-A-GLANCE

2.8%
Unionization Rate
second lowest in country

73K
Manufacturing/Transportation & Warehouse Workers

4.0%
5-year Projected Population Growth



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