



# North Fork

— BUSINESS PARK —



## North Fork Business Park | Troutman, NC

Class A Industrial Park - 45 Acres

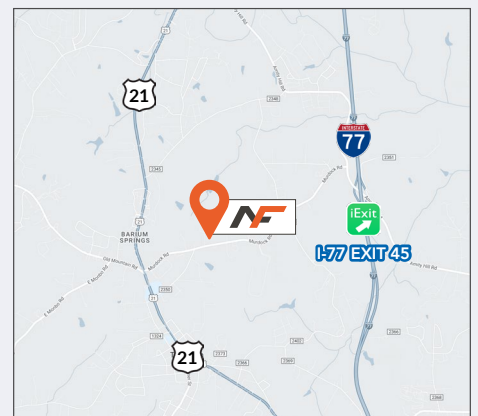
Build To Suit Flex/Warehouses

Full Custom Interior Upfit

**For Sale** 15,000sf - 200,000sf

**For Lease** 4,000sf - 200,000sf

2 miles off I-77 - Exit 45, Troutman, NC



**SAM BARNETT**  
REAL ESTATE

**Sam Barnett**

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# North Fork Business Park | Troutman, NC

- » 45 Acre Industrial Park
- » Lot sizes ranging from 2-10 acres
- » Heavy and Light Industrial Zoned Lots
- » World Class Landscaping
- » 2 miles to I-77
- » 9 miles to I-40





















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## Features:

HVAC Throughout	Fire Sprinklers	City Water/Sewer
Insulated Metal Siding	3-Phase Electrical	R34 Roof Insulation Rating
R19.5 Wall Insulation Rating	6 Inch Concrete Foundation	6 Inch Concrete Parking Lot

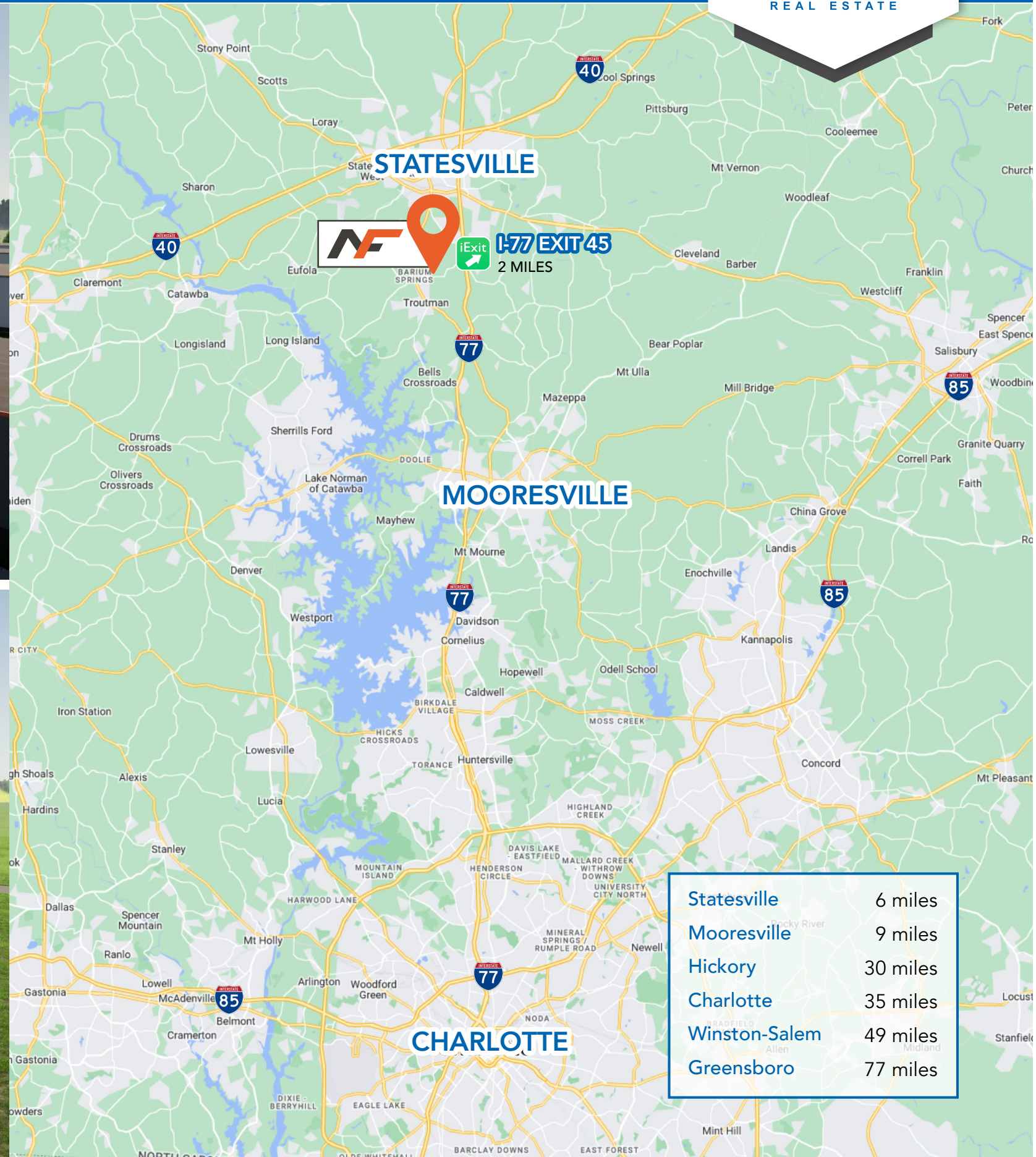
## Full custom upfit to buyer's desired level:

-  Offices
-  Break Room
-  Paint
-  Bathrooms
-  Roll up doors
-  Flooring
-  Glass
-  Walk in doors
-  Air Lines
-  Conference Room
-  Electric
-  Data Wiring
-  Landscaping
-  Plumbing
- ...and more
-  Signage
-  Mezzanine





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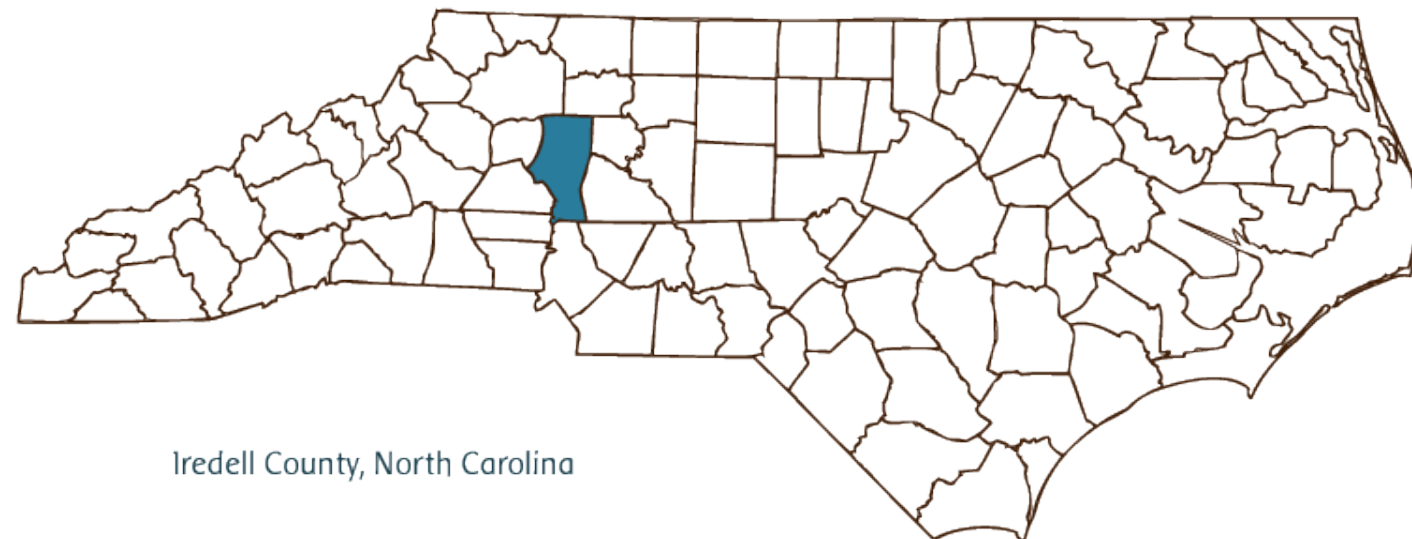
## About Troutman, North Carolina

Home to more than 4,000 residents and nestled in the Lake Norman area between Mooresville and Statesville, Troutman, embraces the quintessential small-town spirit that gives it such distinct charm. Troutman residents, with a median age of 39, bring a youthful, energy to the town and provide a strong labor force.



## About Iredell County

Strategically located between two major metropolitan areas (Charlotte and Winston-Salem) with easy access to I-77 and I-40. It's surprisingly affordable with a robust and inviting business climate. A major NASCAR racing hub, with many race shops located in the area. Iredell is home to thousands of highly skilled blue and white collar workers.



Iredell County, North Carolina

## A GREAT PLACE TO DO BUSINESS

### Iredell County:

- #1 in Economic Growth** among the Charlotte Metro's Top Counties (Charlotte Business Journal, February, 2023)
- #1 Lowest Tax Rate** in Charlotte Region (NC Department of Commerce, 2023)
- #2 Fastest NC County** Growth in Population in Charlotte Region (Charlotte Business Journal, 2023)

### Charlotte Region:

- #2 Largest Banker** Center in the Nation (Forbes, 2022)
- #5 Fastest Growing US Tech Hub** for IT Talent (CIO, April 2023)
- #8 Quality of Life Index** in the US (Numbeo, April 2023)

### North Carolina:

- #1 Top State** for Business (CNBC, 2022)
- #1 Best Business** Climate (Business Facilities, August 2022)
- #2 Best State** for Manufacturing (Site Selection Group, 2022)



## 100,000 SF Concept



## Park Concept



## 200,000 SF Concept







**Leon "Butch" Bouwens**

Builder / Developer  
Iredell County Resident Since 1994  
CEO of Empire Building Group



**Peter Casatelli**

Developer  
Iredell County Resident Since 2004  
Co-Founder of Dalacasa Landscaping



**Tony D'Alessandro**

Developer  
Iredell County Resident Since 2004  
Co-Founder of Dalacasa Landscaping

For More Information,  
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