

HOLLAND FARMS

Morrison Flats Road | Statesville, NC
Buildings ranging: ±52,500 - ±156,000 SF

AVAILABLE FOR LEASE



Colliers

Grant Miller, SIOR

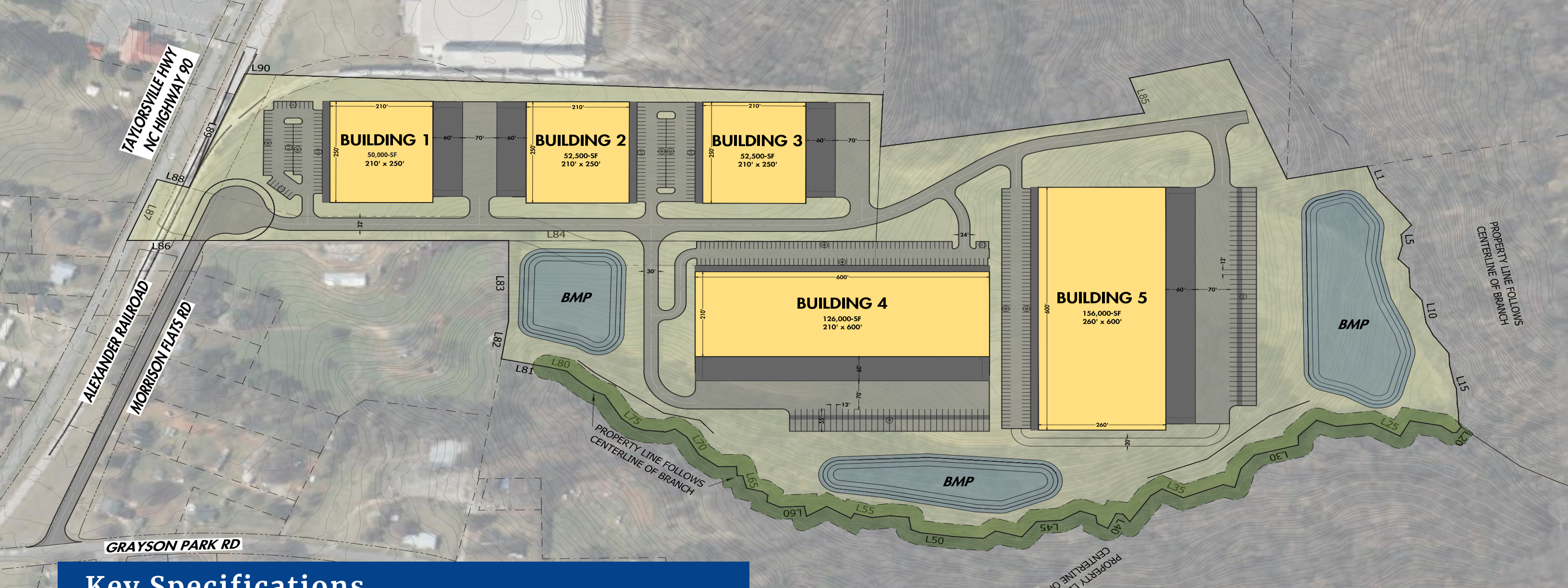
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Key Specifications

BUILDING 1

 **52,500 SF**

 **32' Clear Height**

 **81 Auto Parking**

 **210' Bldg Depth**

 **ESFR Sprinkler**

BUILDING 2

 **52,500 SF**

 **32' Clear Height**

 **46 Auto Parking**

 **210' Bldg Depth**

 **ESFR Sprinkler**

BUILDING 3

 **52,500 SF**

 **32' Clear Height**

 **46 Auto Parking**

 **210' Bldg Depth**

 **ESFR Sprinkler**

BUILDING 4

 **126,000 SF**

 **32' Clear Height**

 **127 Auto Parking**

 **34 Trailer Parking**

 **210' Bldg Depth**

 **ESFR Sprinkler**

BUILDING 5

 **156,000 SF**

 **32' Clear Height**

 **127 Auto Parking**

 **34 Trailer Parking**

 **260' Bldg Depth**

 **ESFR Sprinkler**



50 Miles
Charlotte Douglas
International Airport



47 Miles
Charlotte Business
Center Distance

LABOR PROFILE

REGIONAL METRICS	30 MIN ZIP DRIVE TIME	60 MIN ZIP DRIVE TIME	CHARLOTTE DMA
› POPULATION	269,280	2,429,857	3,513,179
› PROJECTED POPULATION CHANGE %	3.1%	3.9%	3.9%
› LABOR FORCE	135,269	1,247,146	1,813,103
› EMPLOYED LABOR FORCE	129,095	1,194,226	1,738,414
› INDUSTRIAL WAREHOUSE FORCE	13,100	103,322	140,010
› % OF EMPLOYED LABOR FORCE	10.15%	8.65%	8.05%
› MEDIAN HOUSEHOLD INCOME	\$61,029	\$64,928	\$69,298

AT-A-GLANCE



2.7%

Unionization Rate
second lowest in country



182,265

Manufacturing/Transportation
& Warehouse Workers



3.9%

5-year Projected
Population Growth



LOCATION OVERVIEW





LEASING BY:

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