



204,120 SF
Build to Suit Opportunity

Crossroads Commerce Center
CLASS A INDUSTRIAL DEVELOPMENT
@ Intersection of Interstates 77 & 40
2206 International Drive | Statesville, NC



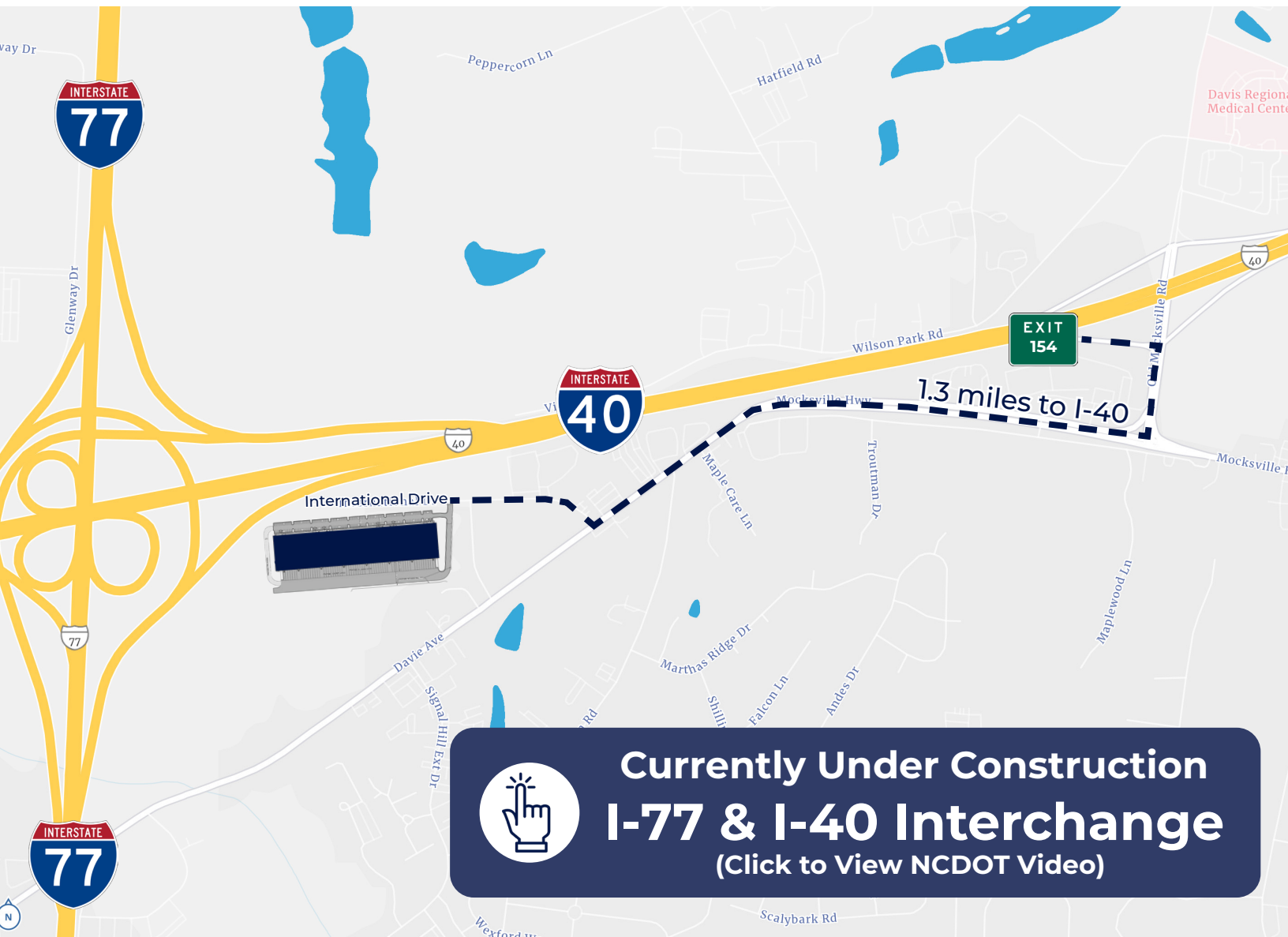
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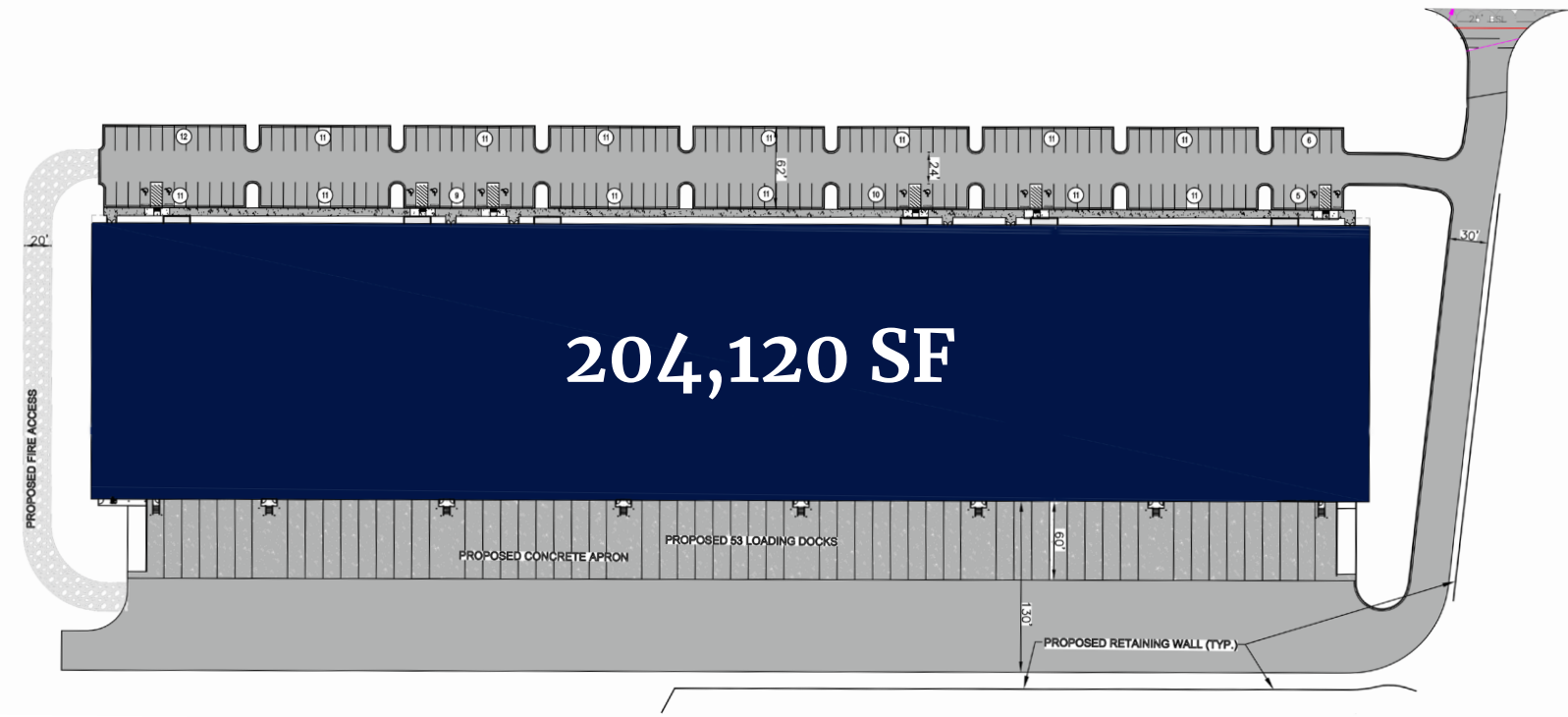
Project Overview

Crossroads Commerce Center is a proposed 204,120 SF Class A industrial building situated within the southeast quadrant of Interstates 77 & 40 in Statesville, NC.

- ✓ Class A Industrial Building
- ✓ I-77 and I-40 Visibility
- ✓ 40 Minutes North of Charlotte
- ✓ Pro Business Environment



Crossroads Commerce Center



BUILDING SPECIFICATIONS

Total Building Size 204,120 SF

Acreage ±22 Acres

Zoning B-5

Building Dimensions 210' x 1026'

Office Size To Suit

Clear Height 32'

Dock High Doors 55

Drive In Doors 2

Sprinkler System ESFR

Lighting LED

Column Spacing 50' x 54'

Truck Court 135'

Speed Bay 60'

Floor 6" Concrete Slab

Trailer Parking TBD

Auto Parking 181

Utilities All Available

Lease Rate Call for Pricing Details



LABOR PROFILE

REGIONAL METRICS	30 MIN ZIP DRIVE TIME	60 MIN ZIP DRIVE TIME	CHARLOTTE DMA
› POPULATION	215,554	2,635,951	3,336,586
› PROJECTED POPULATION CHANGE %	4.0%	3.4%	4.0%
› LABOR FORCE	107,955	1,325,503	1,763,486
› EMPLOYED LABOR FORCE	103,788	1,272,990	1,697,486
› INDUSTRIAL WAREHOUSE FORCE	5,027	73,887	91,556
› % OF EMPLOYED LABOR FORCE	4.84%	5.80%	5.39%
› MEDIAN HOUSEHOLD INCOME	\$68,918	\$62,724	\$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



Crossroads Commerce Center
CLASS A INDUSTRIAL DEVELOPMENT
@ Intersection of Interstates 77 & 40



DEVELOPED BY:

Collett
INDUSTRIAL

LEASING BY:

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