

 **PARK
4077**

BUILDING 4
±585,880 SF

**136 ODESSA DRIVE
STATESVILLE, NC**

DELIVERING Q2 2023



For Lease

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MASTER PLAN



INDUSTRIAL PARK SETTING

Industrial Park Setting on I-40&I-77; can accommodate small users and 1M+ sf users

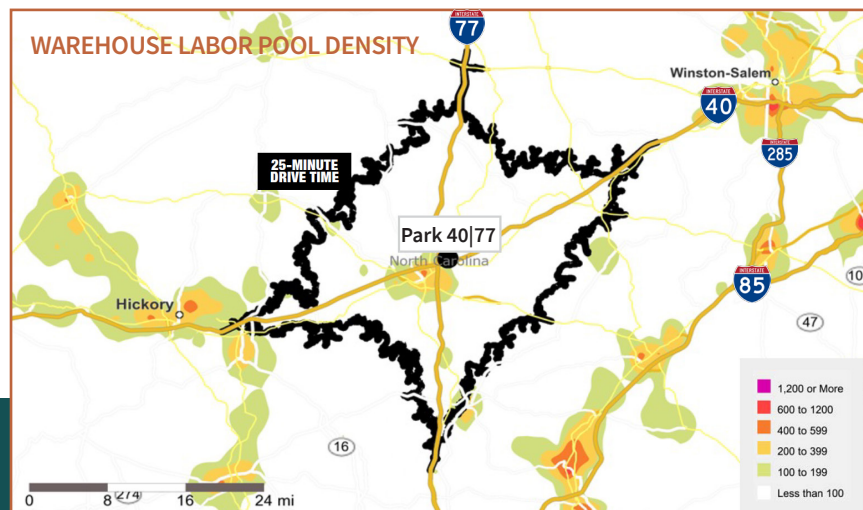


MARKET LEADING WORKFORCE

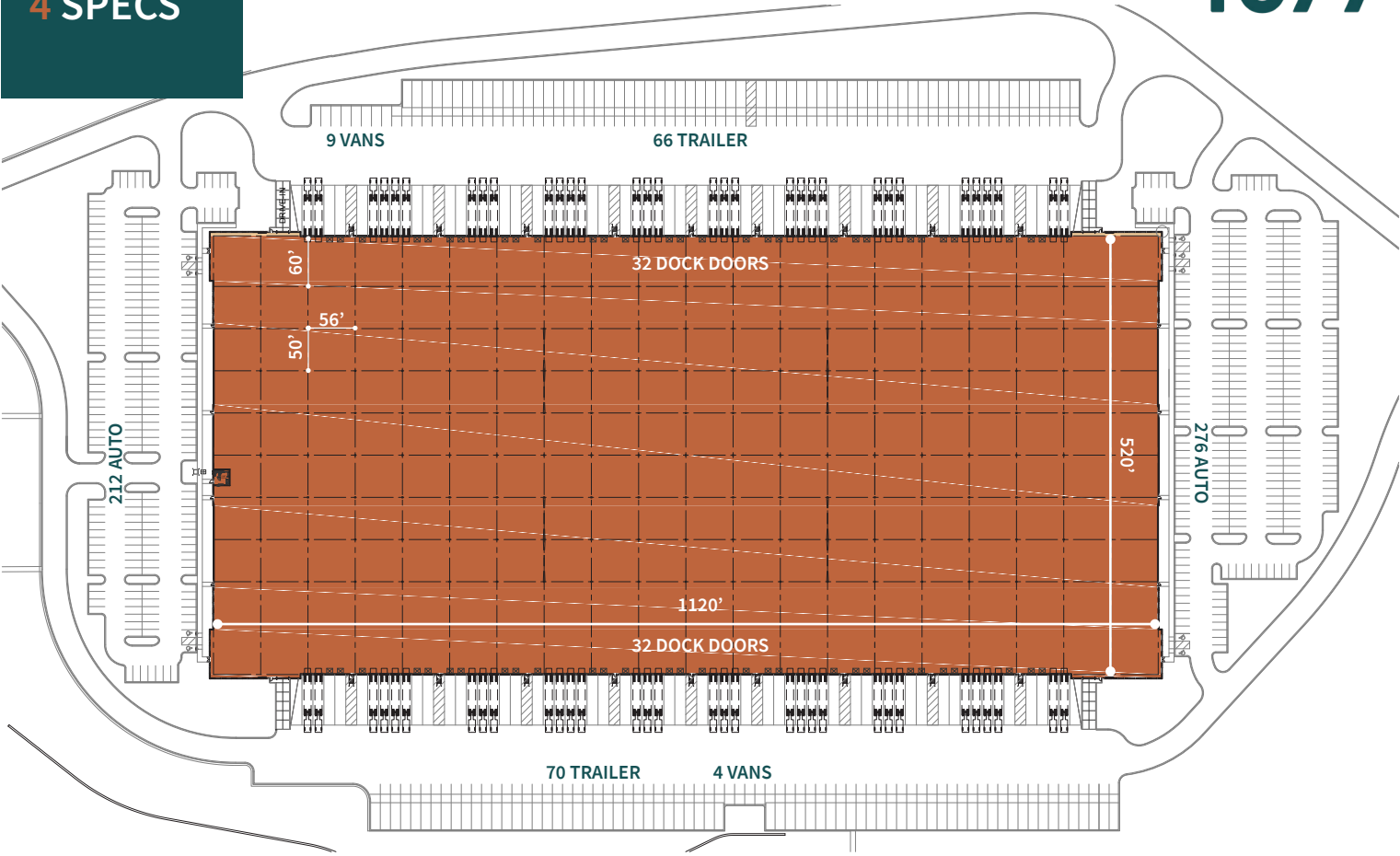
High labor availability with quality labor index score significantly higher than the national average

STATESVILLE LABOR PROFILE

Statesville has a **warehouse worker labor pool of over 28,000 people**. The region's high worker pool with large groups of part-time college students, and underemployed, help support the **market's capacity to sustain an additional 1,200 warehouse jobs**.



BUILDING
4 SPECS



Total SF / Available SF	±585,880 SF
Office SF	BTS
Clear Height	40'
Sprinkler System	ESFR
Loading	Cross Dock Loading 64 Dock High Doors (expandable to 122) 4 Drive in Doors
Building Dimensions	520' X 1120'
Power	4,000 Amps, 480V, 3 ph
Truck Court	185'
Auto Parking	488 positions
Trailer Parking	136 positions
Van Parking	13 positions
Column Spacing	56' X 54' 60' speed bays
Construction	Tilt up



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