

FOR LEASE

639,800 SF

*2203 SHERRILL DRIVE, STATESVILLE, NC
GREATER CHARLOTTE AREA*



For more information, contact:

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639,800 SF
SECURED CROSS-DOCK FACILITY
AVAILABLE 1.1.2021



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BUILDING SPECIFICATIONS



± 639,800 SF

± 288,000 SF

± 351,800 SF

LEASE RATE: \$4.35/sf NNN

2203 SHERRILL DRIVE

Building Size: 639,800 SF

Office Space: ±13,000 SF

Property Details: 41.69 Acres
Secured
Zoned Heavy Industrial

Construction: Concrete Tilt Wall Construction
6" floor thickness

Clear Height: 30' clear in ±288,000 SF portion
36' clear in ±351,800 SF portion

Fire Suppression: ESFR

Column Spacing: 40' x 40' in ±288,000 SF portion
40' x 52' in ±351,800 SF portion

Lighting: T-5 & T-8

Heating & Air: (12) high volume low speed fans
(26) roof mounted fans
(17) wall mounted louvres
(16) gas fired heaters

Dock High Doors: (94) 9'x10'

Drive-Ins: (2) 14'x12'

Loading: Cross-docked
170' truck court
50' concrete apron
(2) additional 9' x 10' glass knock outs

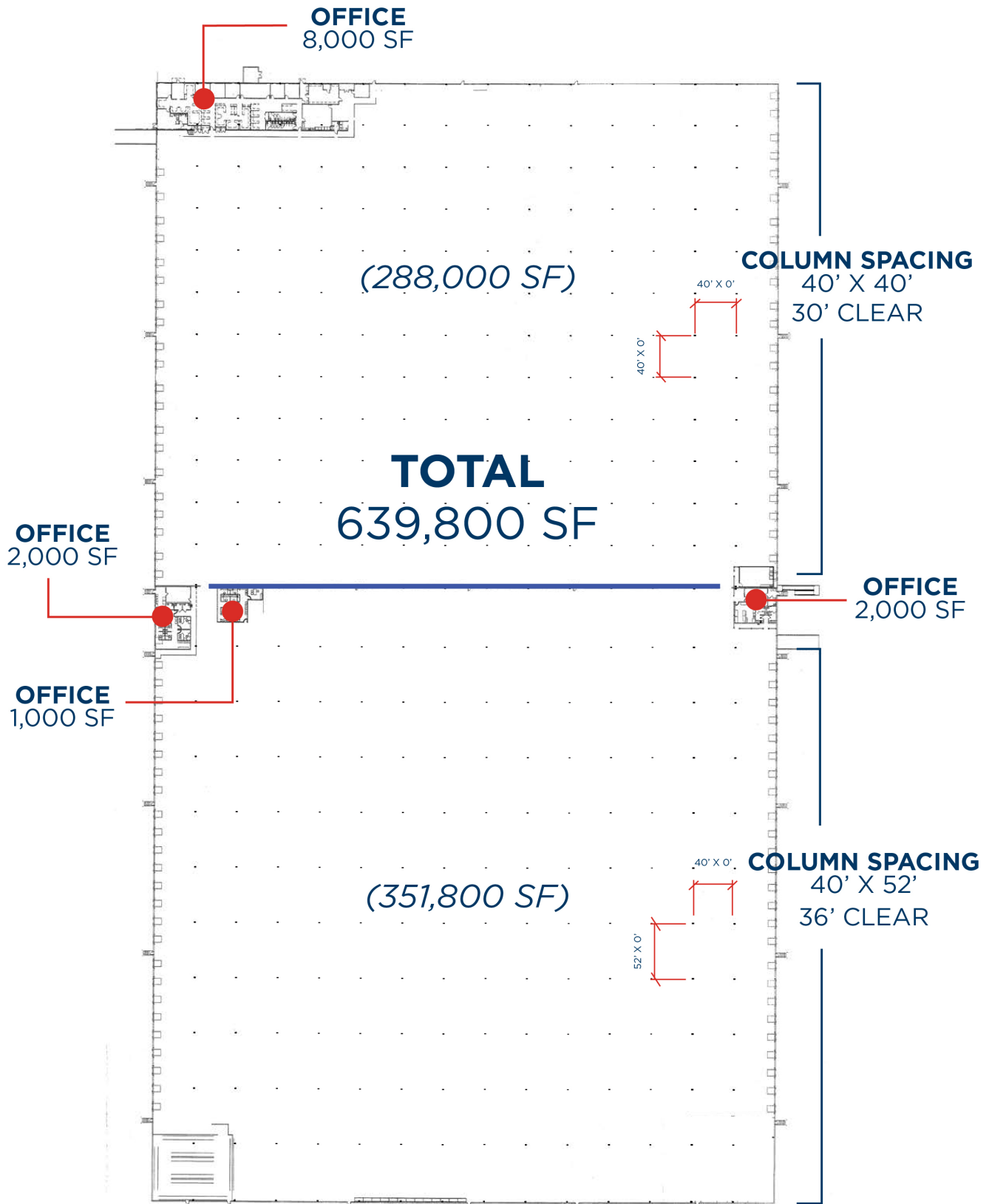
Dock Equipment: (93) Weatherall seals
(93) 30,000 lb electric pit levelers
(93) Kelley lights
(93) protective bollards or Z tracks

Trailer Parking: ±195 spaces

Car Parking: 112 spaces

Power: (2) 500 KVA/480/277 volt
Olympian D6OP back up generator

FLOOR PLAN



PROXIMITY TO I-77 & I-40



2203 SHERRILL DR

TRUCK COURT DIMENSIONS



METRO PROXIMITIES



DESTINATION	DISTANCE
CHARLOTTE, NC	40 miles
GREENSBORO, NC	73 miles
GREENVILLE, SC	135 miles
RALEIGH, NC	148 miles
NASHVILLE, TN	399 miles

LOCATION & DEMOGRAPHICS

(50 Mile Radius of Statesville, NC)

53% OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE OF THE CHARLOTTE REGION



POPULATION (2019)
3,216,626



AVERAGE HOUSEHOLD INCOME
\$79,195



TOTAL BUSINESSES
113,114



LABOR FORCE POPULATION
1,417,383



MANUFACTURING LABOR FORCE
148,953



EDUCATION ATTAINMENT
 HIGH SCHOOL 21.6%
 ASSOC. DEGREE 9.4%
 BACH. DEGREE 21.1%
 GRAD. DEGREE 10.6%

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