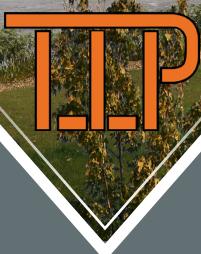


TROUTMAN INDUSTRIAL PARK



386 OLD MURDOCK RD
TROUTMAN, NC

VERTICAL CONSTRUCTION UNDERWAY

PHOTO TAKEN 2.8.2019



±200,000 - 1,000,000 s.f.
Spec development available
Q3 2019

- Direct Access to I-77
- 35' Clear
- 550 trailer parks
- 525 auto parks
- 238 dock doors



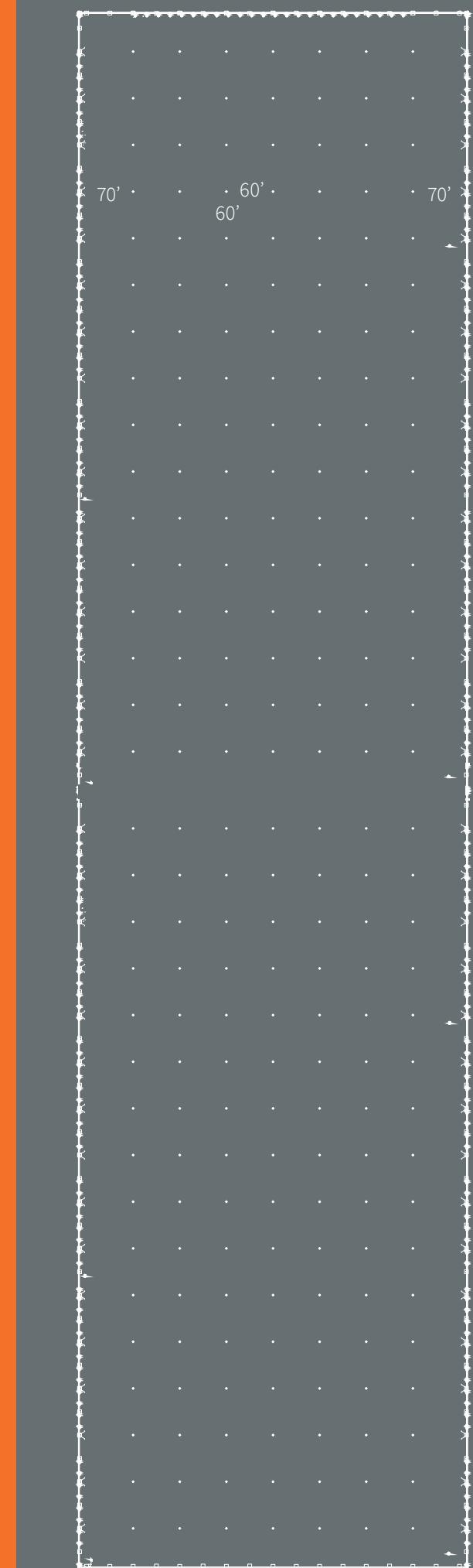
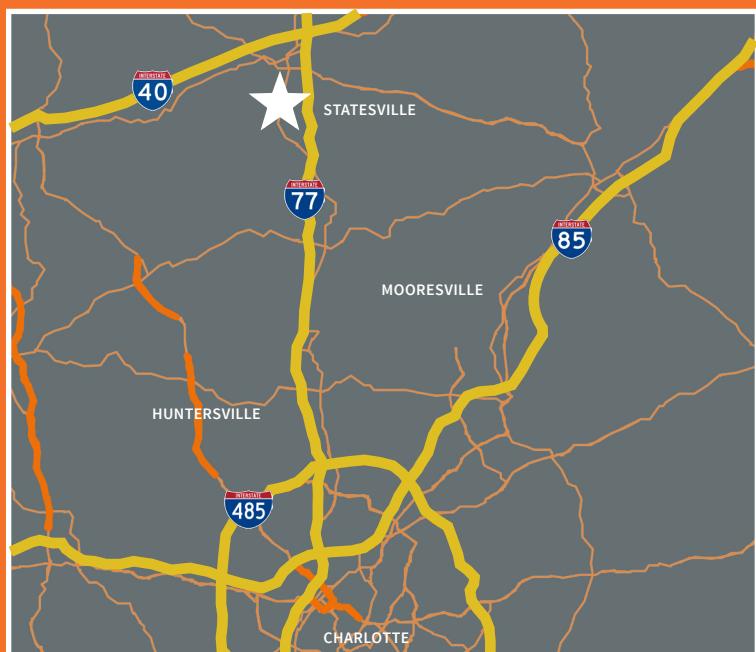
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Building highlights

- Available s.f.: ±200,000-1,000,000
- Office : To suit
- Zoning: IH
- Building dimensions: 500' x 2000'
- Clear height: 35'
- Dock high doors: 238
(all with 40,000 lb pit levelers, locks and seals)
- Column spacing: 60' x 60' with (2) 70' speed bays
- Lighting LED
- Sprinklers: ESFR - K22 heads
- Power: (4) 1200 AMP services
3 phase/4 wire
- Fans: Big ass fans
- Truck courts 200'
(entire truck court surrounding building will be concrete)
- Trailer parking: ± 550 trailer parks
(expandable, interchangeable)
- Auto parking: ± 525 auto parks
(expandable, interchangeable)
- Asking rate: \$4.50-\$4.65/SF NNN



Site plan

1.5 miles to I-77

Troutman Industrial Park

407 Employee
Parking Spaces

123 Trailer
Parking Spaces

500' x 2000'

177 Trailer
Parking Spaces

Pond

150' 118 Employee
Parking Spaces

250 Additional
Trailer Parking Spaces

Trailer Parking: 550

Auto Parking: 525

*Trailer and Auto parking are expandable and
interchangeable

Building dimensions: 2000' X 500'

SURROUNDING AREA

