

FULLY-PERMITTED & SHOVEL-READY

**521,000 SF 3-BUILDING INDUSTRIAL DEVELOPMENT
ALTERNATE SINGLE & TWO-BUILDING CONCEPTS CONSIDERED**



 **Carolina**
Tradeport 
Old Statesville Rd

9917 OLD STATESVILLE ROAD, CHARLOTTE, NC 28269

DEVELOPED AND
OWNED BY

INDUS
INDUS REALTY TRUST

LEASED AND
MANAGED BY

TRINITY
PARTNERS

Carolina Tradeport II

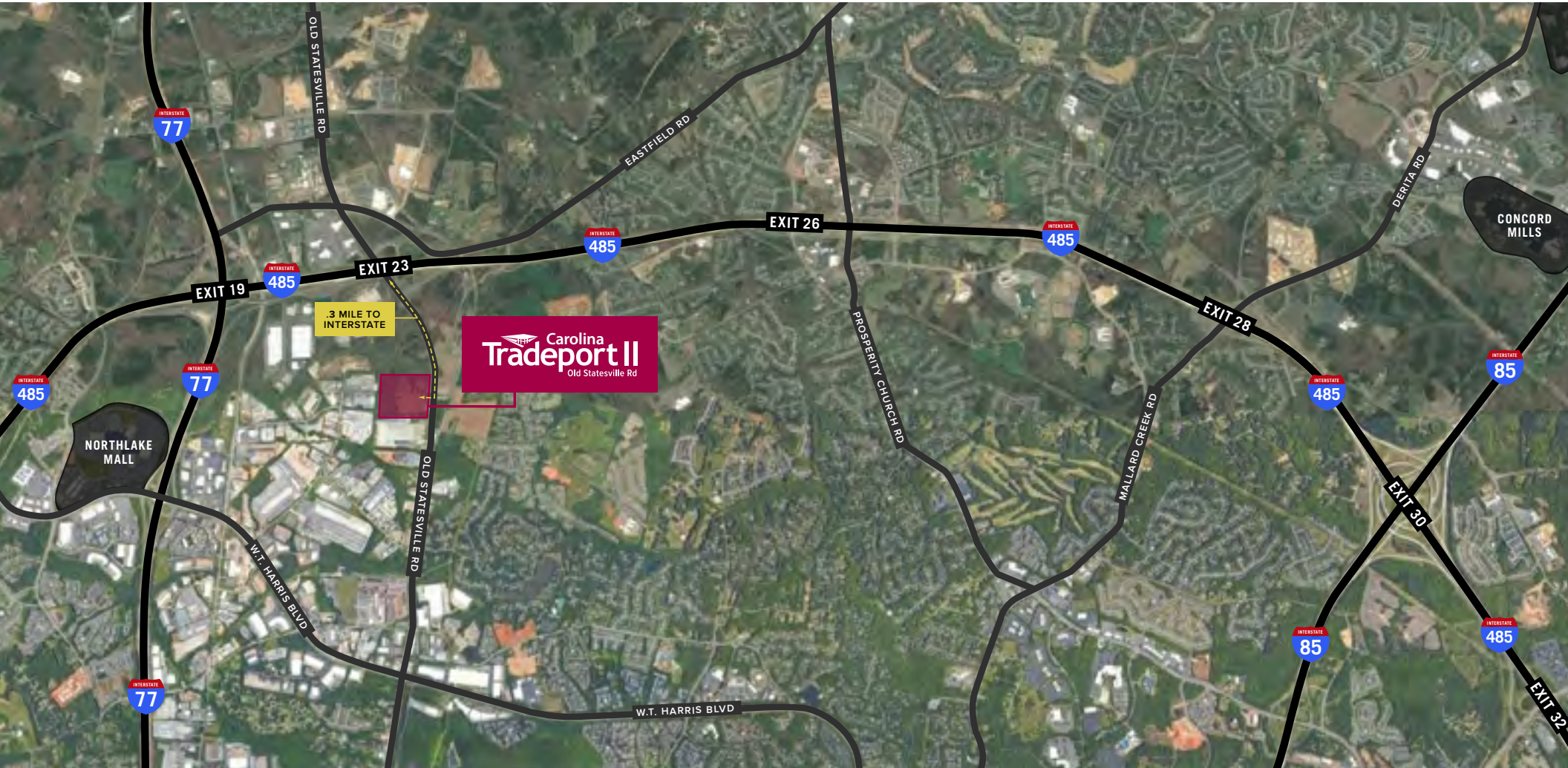
Old Statesville Rd



ACCESS

16 MILES to Charlotte-Douglas International Airport
CENTRALIZED REGIONAL LOCATION for easy employee access and commutes

10 MILES to downtown Charlotte
1.5 MILES to I-77
ONE STOPLIGHT to I-485



CONTACT

William Maxwell | 704.575.1130 | wmm@trinity-partners.com
Terry Brennan | 704.575.2497 | tjb@trinity-partners.com

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FULLY-APPROVED AND SHOVEL READY:

THREE buildings totaling 521,000 SF

Developer will consider revising the current approvals to address-tenant specific needs.



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BUILDING 1 DATA

CONSTRUCTION TYPE:	Tilt up concrete
BUILDING DEPTH:	210'
COLUMN SPACING:	50' x 50' with 60' deep speed bay
CLEAR HEIGHT:	32'
SPRINKLER SYSTEM:	ESFR
DOCK DOORS:	Up to 44 (9' x 10')
DRIVE-IN DOORS:	Two (12' x 14')
VEHICULAR PARKING:	112 spaces
ROOF SYSTEM:	TPO white membrane
FLOOR:	7" Slab-on-grade
LIGHTING:	LED with motion sensors
TRUCK COURT DEPTH:	120'

AVAILABILITY

TOTAL BUILDING SF:	±157,500 SF
AVAILABLE SPACE:	±157,500 SF

UTILITIES AVAILABLE

ELECTRIC:	Duke Energy
WATER & SEWER:	City of Charlotte
GAS:	Piedmont Natural Gas
TELECOM:	AT&T

FEATURES

- » 210' depth x 750' width
- » Three main entrances
- » Surplus trailer drops available in park

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BUILDING 2 DATA

CONSTRUCTION TYPE:	Tilt up concrete
BUILDING DEPTH:	260'
COLUMN SPACING:	50' x 50' with 60' deep speed bay
CLEAR HEIGHT:	32'
SPRINKLER SYSTEM:	ESFR
DOCK DOORS:	Up to 44 (9' x 10')
DRIVE-IN DOORS:	Two (12' x 14')
VEHICULAR PARKING:	111 spaces
ROOF SYSTEM:	TPO white membrane
FLOOR:	7" Slab-on-grade
LIGHTING:	LED with motion sensors
TRUCK COURT DEPTH:	210'

AVAILABILITY

TOTAL BUILDING SF:	±182,000 SF
AVAILABLE SPACE:	±182,000 SF

UTILITIES AVAILABLE

ELECTRIC:	Duke Energy
WATER & SEWER:	City of Charlotte
GAS:	Piedmont Natural Gas
TELECOM:	AT&T

FEATURES

- » 260' depth x 700' width
- » Three main entrances
- » Surplus trailer drops available in park

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BUILDING 3 DATA

CONSTRUCTION TYPE:	Tilt up concrete
BUILDING DEPTH:	260'
COLUMN SPACING:	50' x 50' with 60' deep speed bay
CLEAR HEIGHT:	32'
SPRINKLER SYSTEM:	ESFR
DOCK DOORS:	Up to 44 (9' x 10')
DRIVE-IN DOORS:	Two (12' x 14')
VEHICULAR PARKING:	72 spaces (expandable)
ROOF SYSTEM:	TPO white membrane
FLOOR:	7" Slab-on-grade
LIGHTING:	LED with motion sensors
TRUCK COURT DEPTH:	210'

AVAILABILITY

TOTAL BUILDING SF:	±182,000 SF
AVAILABLE SPACE:	±182,000 SF

UTILITIES AVAILABLE

ELECTRIC:	Duke Energy
WATER & SEWER:	City of Charlotte
GAS:	Piedmont Natural Gas
TELECOM:	AT&T

FEATURES

- » 260' depth x 700' width
- » Three main entrances
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ALTERNATE SITE CONCEPT #1

TWO buildings totaling 511,460 SF

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AMENITIES

35 restaurants in a 3 mile radius
23 hotels in a 5 mile radius



CONTACT

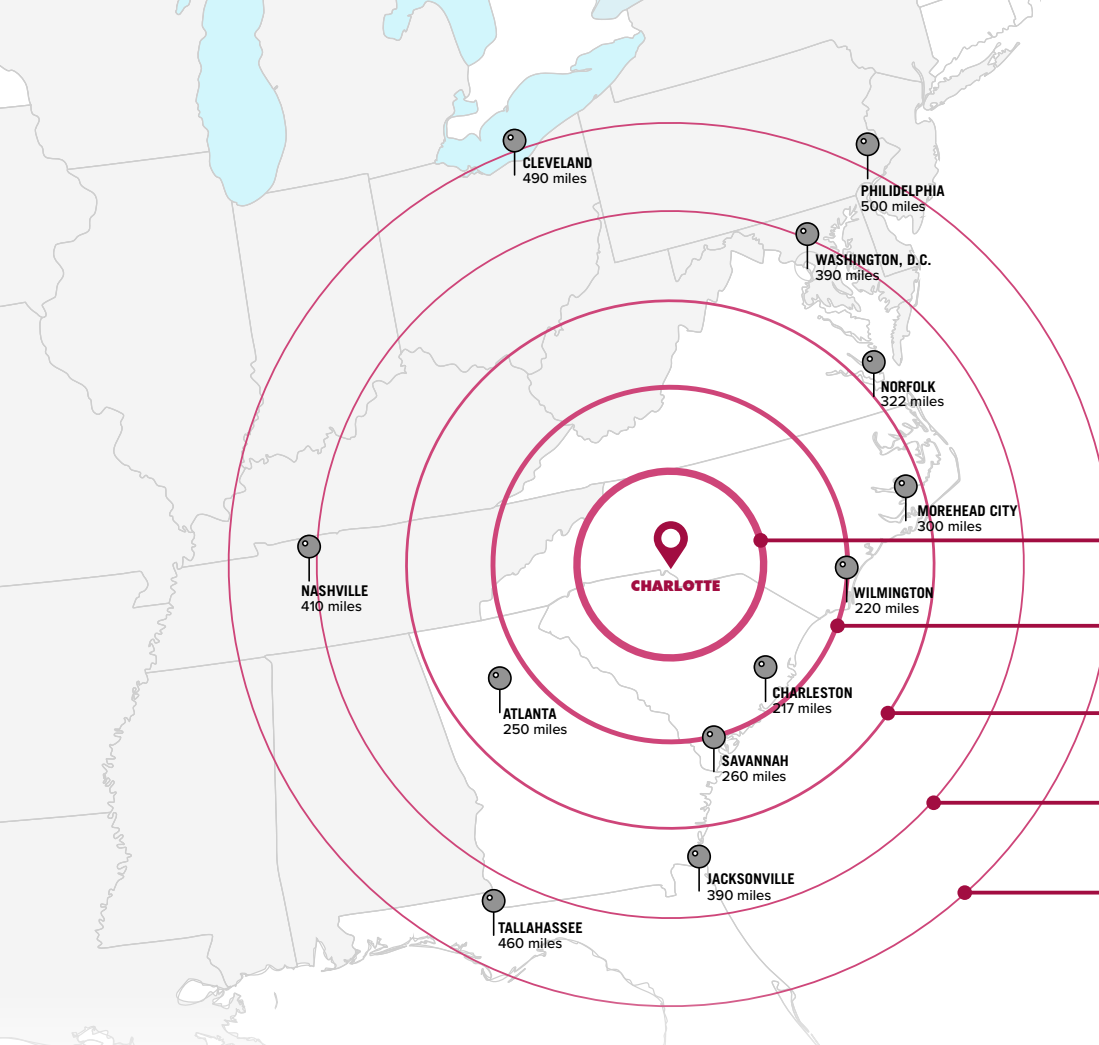
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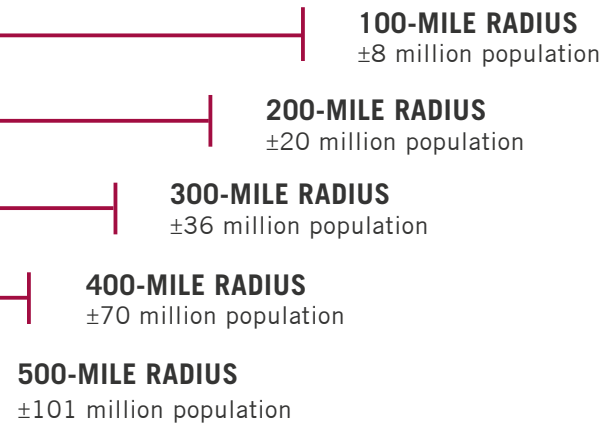




LOCATION

POPULATION, PORT, AND MAJOR CITY ACCESSIBILITY

One day drive from major cities across the Southeast.



GENERAL INFORMATION

- 15th largest city in the US
- 3rd fastest-growing major city in the US
- Population set to surge by 47% through 2030
- Charlotte Regional Population: 2.97 million
- Avg. age: 25-34
- Median household income: \$71,218

LABOR AND WORKFORCE

- Manufacturing: 137,165 total
- Transportation and Warehousing: 153,937 total
- Wholesale Trade: 159,138

EDUCATION

- Less than highschool: 9.9%
- High school graduate: 17.9%
- Some college or associates degree: 28%
- Bachelor's degree: 30%
- Graduate or professional degree: 14.2%

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