

# PARK 4077

**BUILDING 4**  
±380,673 SF

**136 ODESSA DRIVE  
STATESVILLE, NC**

**Available Immediately**



Scan the QR code or click to  
view property video



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# MASTER PLAN



## PARK 4077



1	±295,000 SF
2	±1,017,000 SF
3	±1,205,000 SF
4	±585,880 SF   DELIVERED
5	±750,000 SF

1.5 MILES TO I-40    
 3.3 MILES TO I-77    
 37 MILES TO I-85    
 49 MILES TO CLT INT'L AIRPORT



### 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

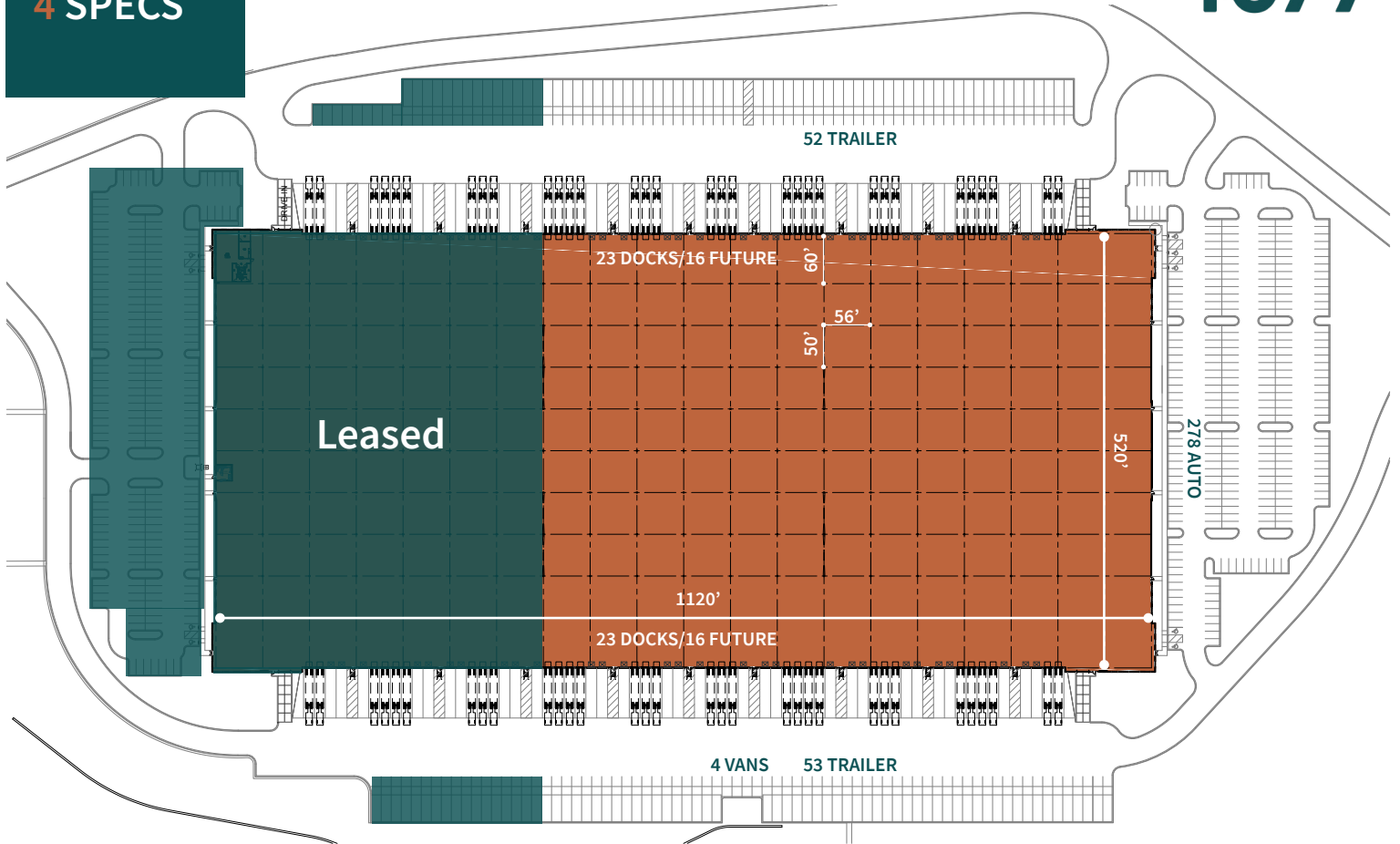
## STATESVILLE LABOR PROFILE

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

**PARK  
4077**



Total SF	±585,880 SF
Available SF	±380,673
Office SF	To suit
Clear Height	40'
Sprinkler System	ESFR
Loading	Cross Dock Loading 46 Dock High Doors (expandable to 82) 2 Drive in Doors
Building Dimensions	520' X 1120'
Power	4,000 Amps, 480V, 3 ph
Truck Court	185'
Auto Parking	278 positions
Trailer Parking	105 positions
Van Parking	4 positions
Column Spacing	56' X 50' 60' speed bays





14 HOUR DRIVETIME

8 HOUR DRIVETIME

# PARK 4077



MINNESOTA  
WISCONSIN  
IOWA  
ILLINOIS  
MISSOURI  
ARKANSAS  
LOUISIANA  
NEW YORK  
VERMONT  
NEW HAMPSHIRE  
CONNECTICUT  
MASSACHUSETTS  
PENNSYLVANIA  
OHIO  
WEST VIRGINIA  
VIRGINIA  
WASHINGTON D.C.  
SOUTH CAROLINA  
MISSISSIPPI  
ALABAMA  
FLORIDA

Chicago  
Milwaukee  
Detroit  
Cleveland  
Pittsburgh  
Cincinnati  
Nashville  
Memphis  
Atlanta  
Tampa  
Miami

Traverse City  
Saginaw  
London  
Erie  
Canton  
Parkersburg  
Bristol  
Knoxville  
Huntsville  
Dothan  
Albany  
Gainesville  
Orlando  
Fort Myers  
West Palm Beach

Barrie  
Kingston  
Ithaca  
New York  
Philadelphia  
Charlotte  
Raleigh  
Greenville  
Wilmington  
Charleston  
Savannah

Buffalo  
Toronto

Ottawa

Boston

Philadelphia

Norfolk

Atlanta

Augusta

Charleston

Savannah

Albany

Dothan

Mobile

New Orleans

Tupelo

Jackson

Texarkana

Fayetteville

Springfield

St. Louis

Paducah

Jonesboro

Davenport

Peoria

Fort Wayne

Toledo

Washington D.C.

Charlotte

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Wilmington

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