

# HOLLAND FARMS

Morrison Flats Road | Statesville, NC  
Buildings ranging: ±52,500 - ±156,000 SF

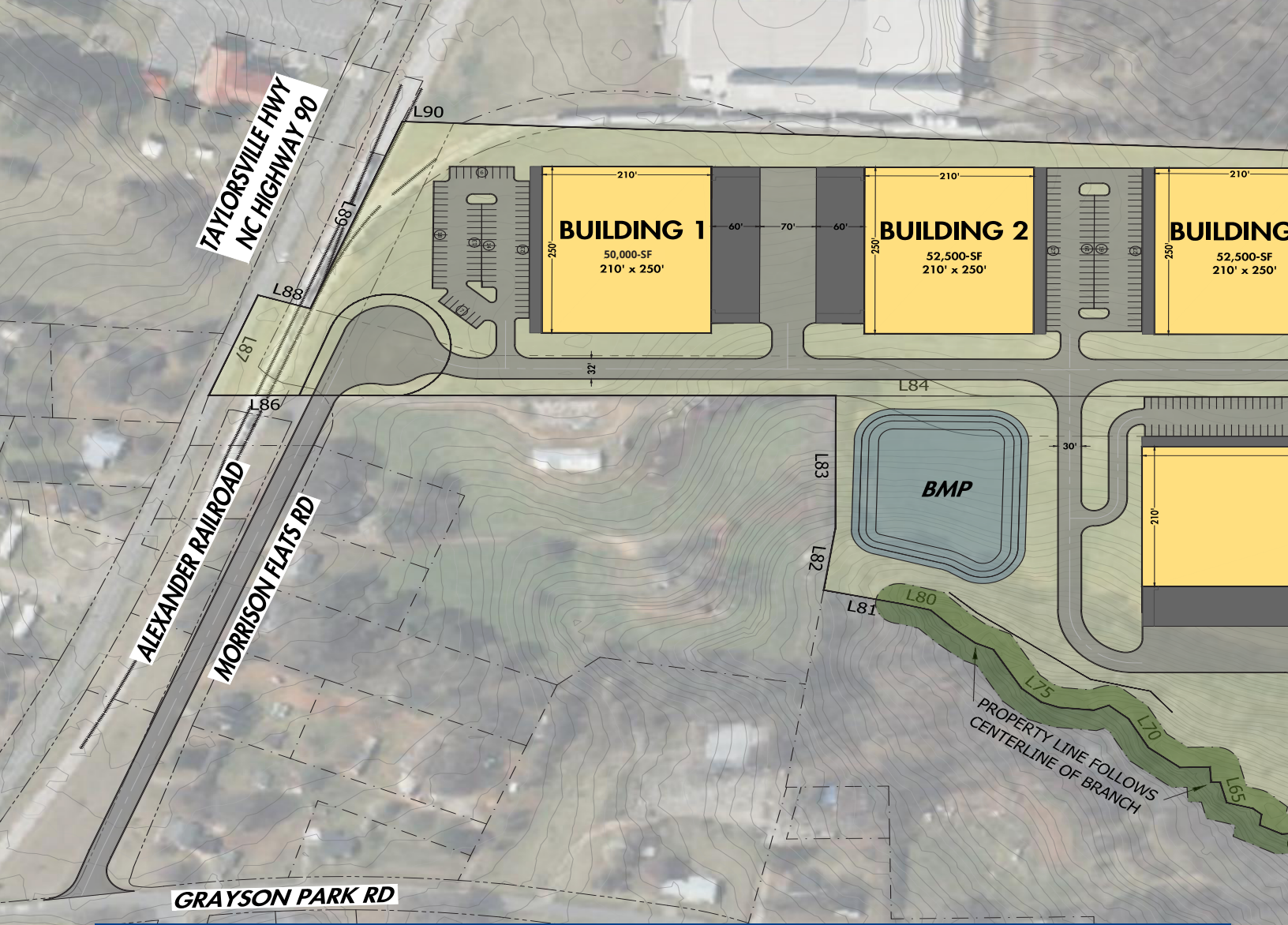
AVAILABLE FOR LEASE



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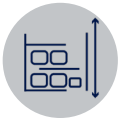


# Key Specifications

## BUILDING 1



**52,500 SF**



**32' Clear Height**



**81 Auto Parking**



**210' Bldg Depth**

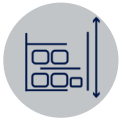


**ESFR Sprinkler**

## BUILDING 2



**52,500 SF**



**32' Clear Height**



**46 Auto Parking**



**210' Bldg Depth**



**ESFR Sprinkler**

## BUILDING 3



**52,500 SF**



**32' Clear Height**



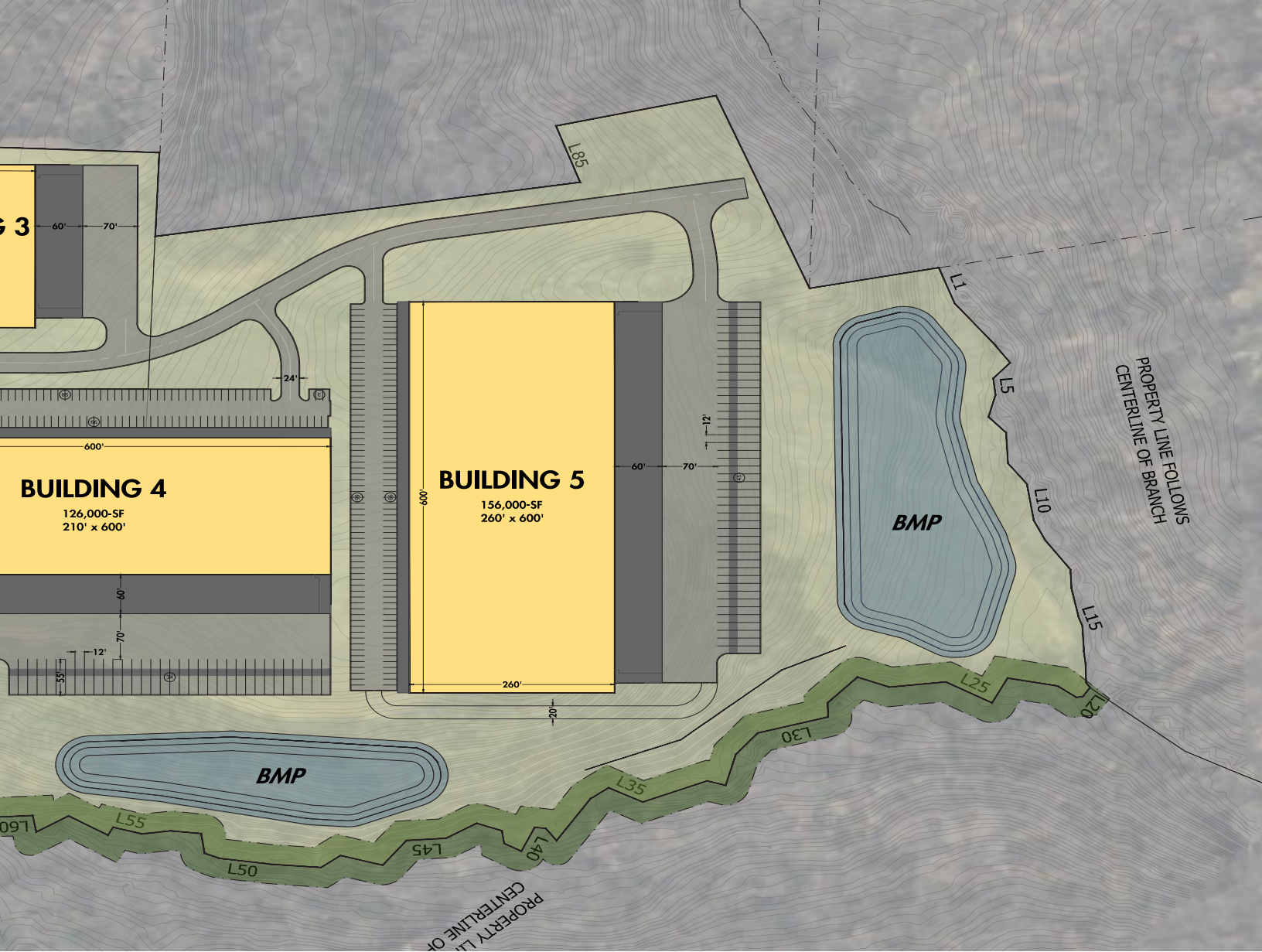
**46 Auto Parking**



**210' Bldg Depth**



**ESFR Sprinkler**



### BUILDING 4



**126,000 SF**



**32' Clear Height**



**127 Auto Parking**



**34 Trailer Parking**



**210' Bldg Depth**



**ESFR Sprinkler**

### BUILDING 5



**156,000 SF**



**32' Clear Height**



**127 Auto Parking**



**34 Trailer Parking**



**260' Bldg Depth**

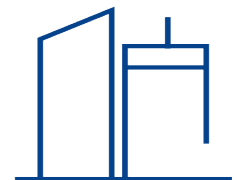


**ESFR Sprinkler**



**50 Miles**

Charlotte Douglas International Airport



**47 Miles**

Charlotte Business Center Distance

# LABOR PROFILE

REGIONAL METRICS	30 MIN ZIP DRIVE TIME	60 MIN ZIP DRIVE TIME	CHARLOTTE DMA
› POPULATION	269,280	2,429,857	3,513,179
› PROJECTED POPULATION CHANGE %	3.1%	3.9%	3.9%
› LABOR FORCE	135,269	1,247,146	1,813,103
› EMPLOYED LABOR FORCE	129,095	1,194,226	1,738,414
› INDUSTRIAL WAREHOUSE FORCE	13,100	103,322	140,010
› % OF EMPLOYED LABOR FORCE	10.15%	8.65%	8.05%
› MEDIAN HOUSEHOLD INCOME	\$61,029	\$64,928	\$69,298

## AT-A-GLANCE



**2.7%**

Unionization Rate  
\*second lowest in country\*



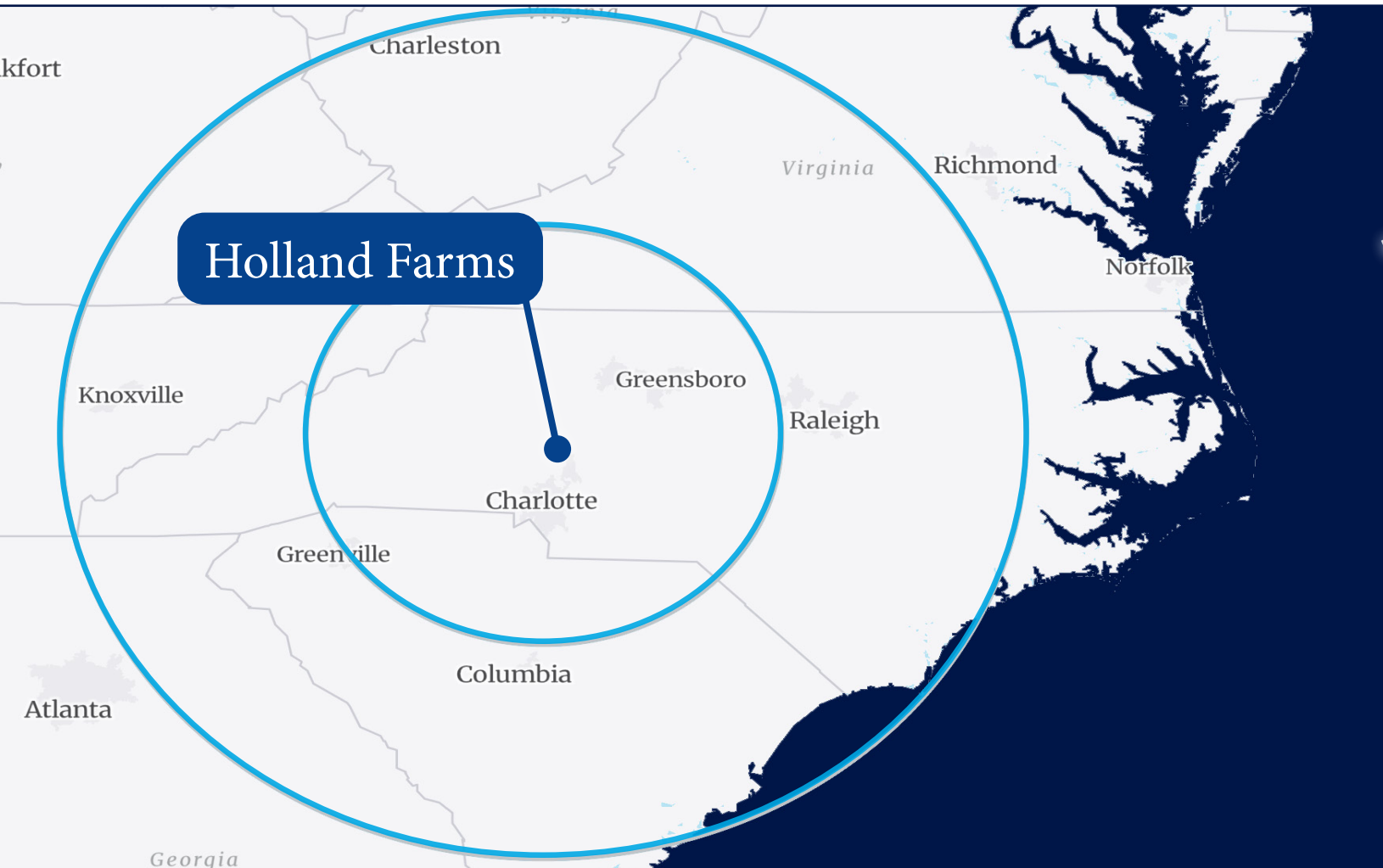
**182,265**

Manufacturing/Transportation  
& Warehouse Workers



**3.9%**

5-year Projected  
Population Growth



# LOCATION OVERVIEW



**Lineage**  
**ISOFlex**  
PACKAGING  
OF THE SCORPA PLASTICS GROUP

**BERRY**  
PLASTICS

**PRATT**  
INDUSTRIES

**DOOSAN**

**COMPOSITES**

**DEJONG**  
ENTERPRISES INC.

**ROSSROADS**  
COATINGS

**niagara**  
EST. 1983  
BOTTLING, LLC



**KONTANE**  
LOGISTICS

**Toter**  
Built for Extremes®

**KEWAUNEE**  
Scientific Corporation  
...encouraging new discovery

**DURASUPREME**  
CABINETS  
Equal Opportunity Employer

**International Paper**





## LEASING BY:



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