

# SHERRILL COMMERCE CENTER



U.S. HIGHWAY 70., STATESVILLE, NC

BUILD TO SUIT | CLASS A INDUSTRIAL PARK | UP TO ±700,000 SF





## Location

Sherrill Commerce Center consists of 70.02 acres located along U.S. Highway 70 connecting Interstate 77 to Interstate 85 in Statesville, NC. All utilities are located at the site and  $\pm 700,000$  square feet of industrial buildings can be made available.

## Key Highlights

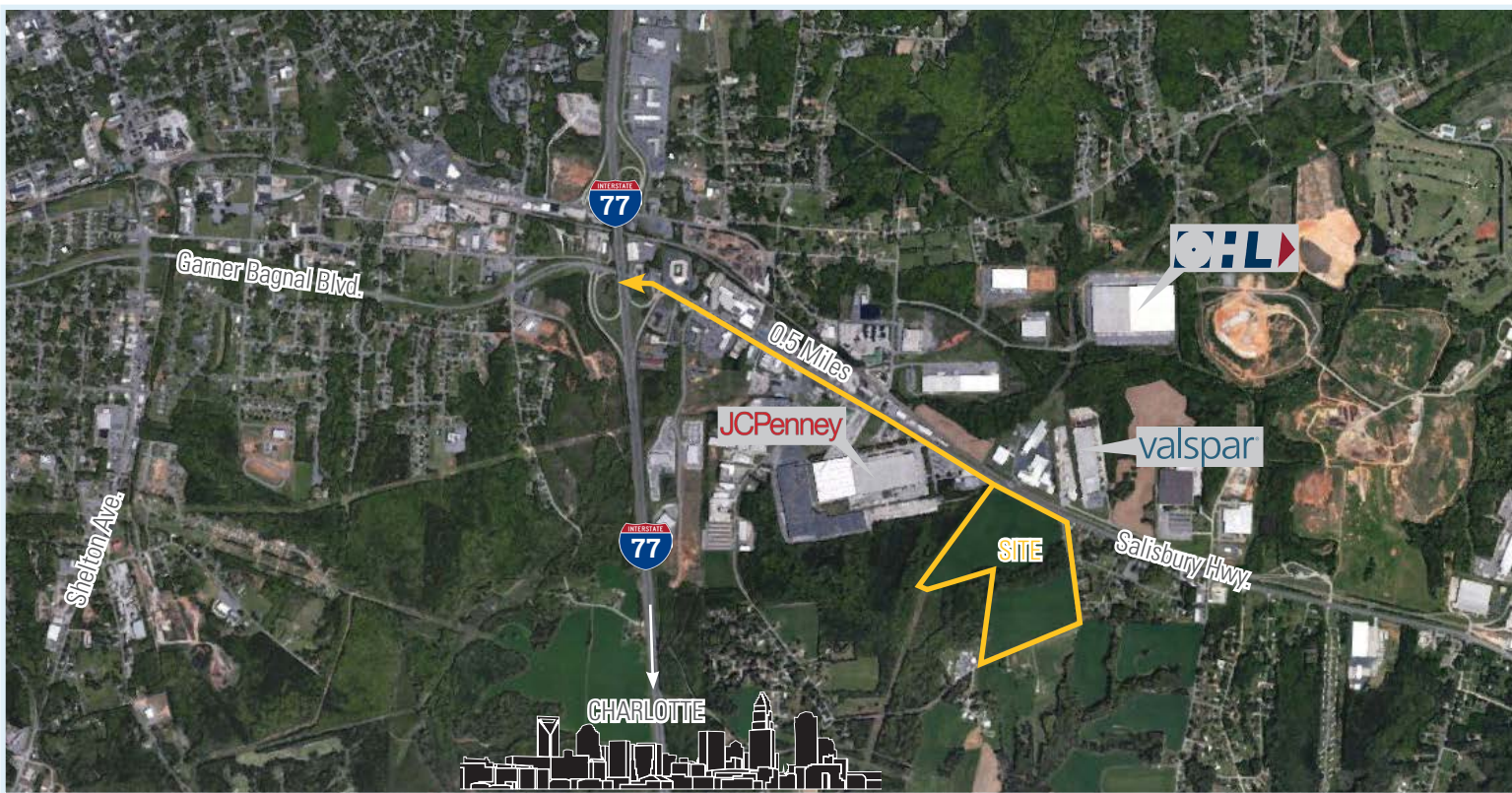
- > 70.02 Acres
- > Build to Suit
- > Class A Industrial Park
- > Heavy Industrial Zoning
- > Close Proximity to I-77, I-40 & I-85
- > All Utilities Available
- > Business & Tax Incentives Available

## Accessibility

Interstate 77	0.5 Miles
Interstate 40	5.2 Miles
Interstate 85	24.0 Miles
Interstate 81	90.0 Miles
Charlotte, NC	40.5 Miles
Charlotte Douglas International Airport	44.3 Miles
Wilmington, NC Port	238 Miles
Charleston, SC Port	248 Miles



# LOCATION Map



# SITE PLAN Concept





# REGIONAL INDUSTRIAL USERS



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