

Troutman Warehouse

279 & 281 OLD MURDOCK RD, TROUTMAN, NC 28166



Industrial

FOR

Sublease

SIZE

±301,000 SF

PRICE

\$5.50 / SF NNN



Overview

301,000 SF distribution facility

7,600 SF office

31' -38.5' clear height

ESFR sprinkler

Easy access to I-77, I-40, I-85 and I-485

80 dock doors

Lease expires 7/31/28

Located in Iredell County with close proximity to skilled local workforce

±301,000 SF Warehouse
Available for Sublease



Billy Thomas
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Property Overview

Demographics

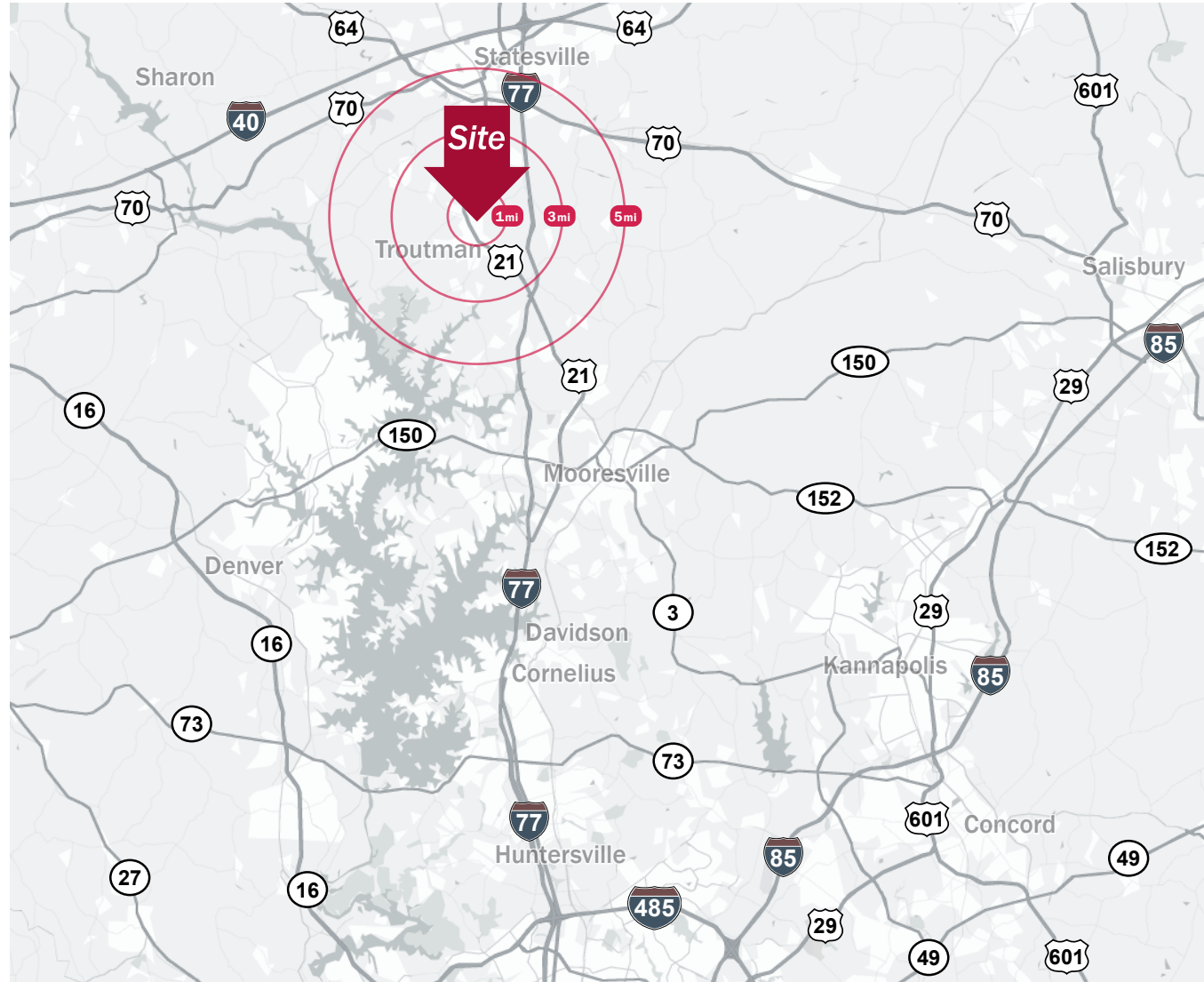
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,351	14,640	38,493
Growth Rate	0.06%	6.96%	3.56%
Avg. HH Income	\$104,435	\$123,710	\$105,365

Traffic Count

Source: NCDOT

	AADT
Murdock Rd	5,200 (2023)
Hwy 21	19,000 (2023)



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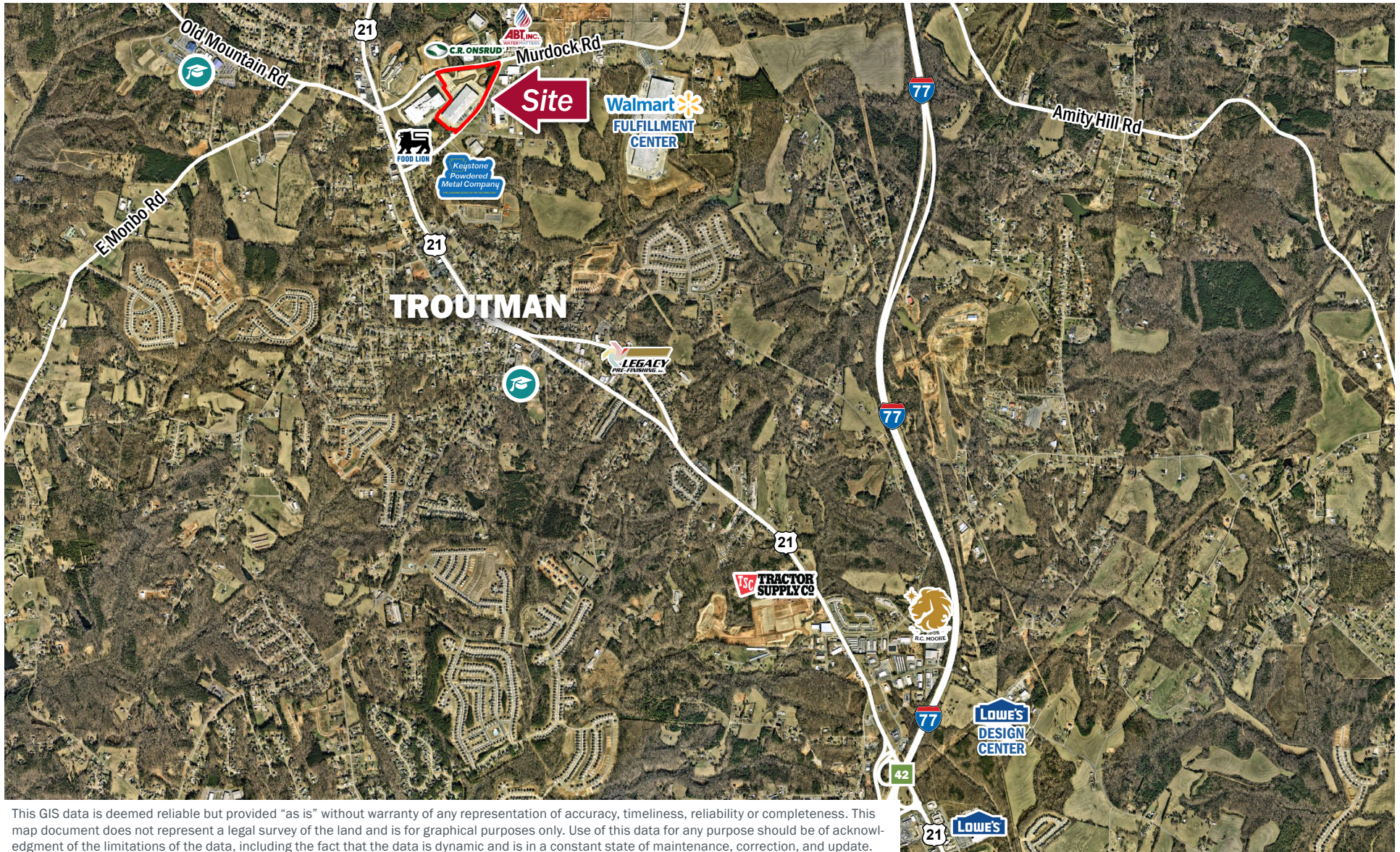
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Market Aerial



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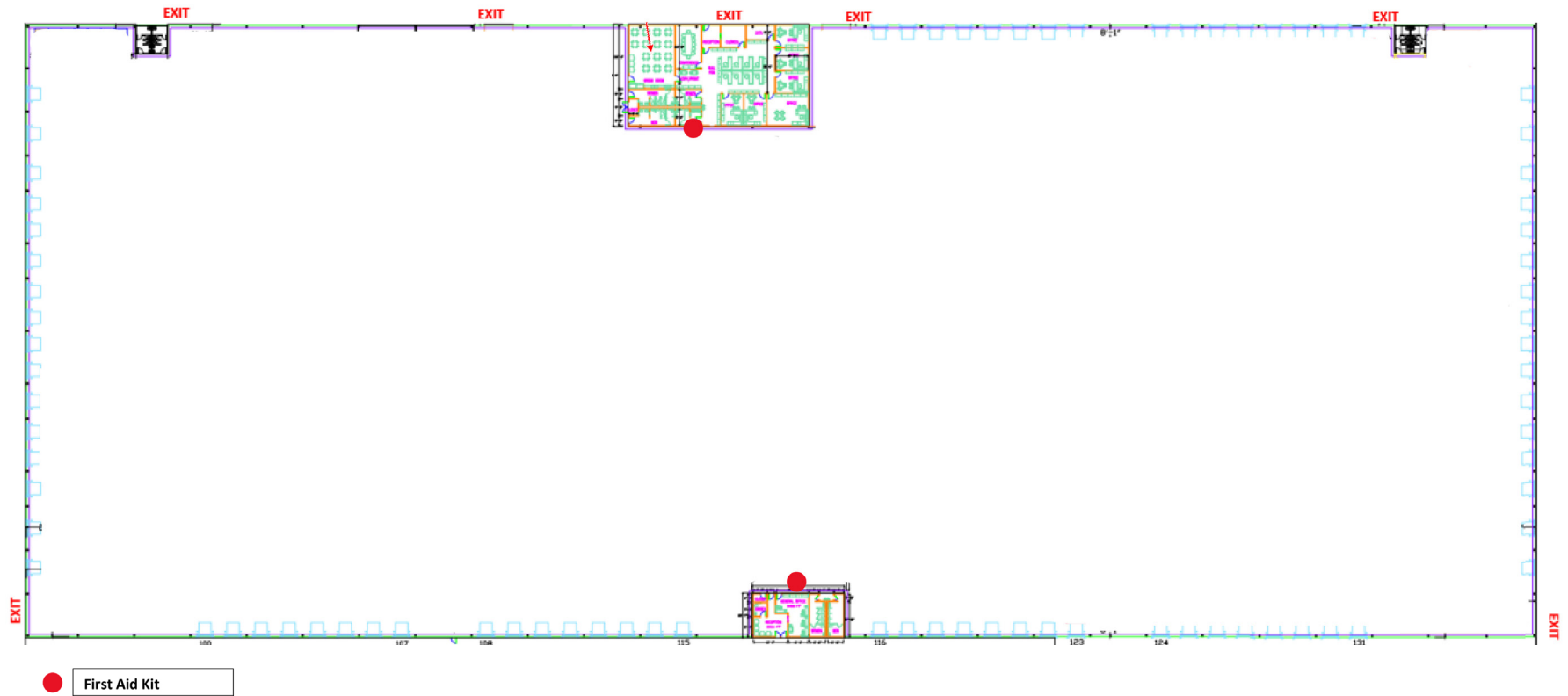
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Floor Plan



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Building Specifications

Building Name	Troutman
Location	279 & 281 Old Murdock Rd
City, State Zip	Troutman, NC 28166
County	Iredell
Cross Street	Murdock Rd
Total Available SF	301,000 SF
Office	7,600 SF
Warehouse	293,400 SF
Acreage	27.65 Acres
Tax ID#	4732900613.00
Zoning	IH
Present or Former Use	Distribution
Condition	Excellent
Floors	Concrete
Walls	Metal Panels
Roof	Metal
Ceiling Heights (under joist)	31' - 38.5'



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Building Specifications

Column Type	Steel
Column Spacing	32'x58'
Dock High Doors	80
Size	10x10
Levelers	Mechanical Pit Levelers
Electric Openers	Yes
Other Features	Seals
Drive-In Doors	2
Size	16'x14'
Air Conditioning	Offices only
Heating	HVAC in offices; Suspended gas unit heaters in warehouse
Sprinkler	ESFR-K25
Lighting	LED
Major Highways	
Hwy 21	0.7 Miles
I-485	31 Miles
I-77	3.7 Miles
I-85	30 Miles
I-40	8.5 Miles
Area Manufacturers	Walmart Fulfillment Center 3001 (CLT1), SHA Mechanical Inc, Keystone Powdered Metal Company, C.R. Onsrud, Inc., ABT, Inc.

Utilities	
Source	Duke Energy
Multiple Primary	277/480 VOLT, 3 Phase, 4 wire
Secondary	400 amps
Water	City
Sewer	City
Gas	Piedmont Natural Gas Company
Other	6 exhaust fans; 8 Big Ass Fans®



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Property Photos



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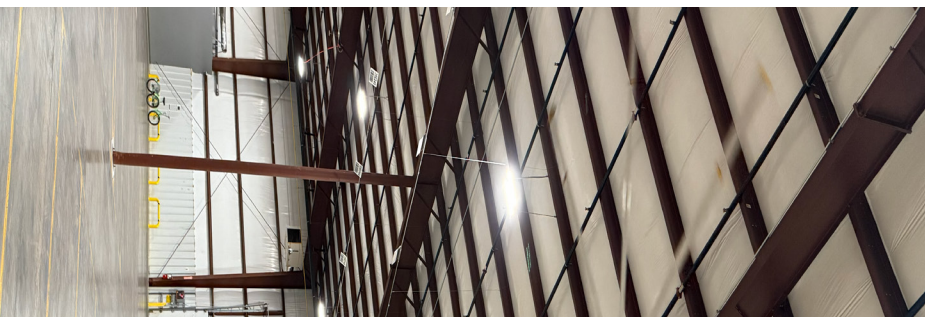
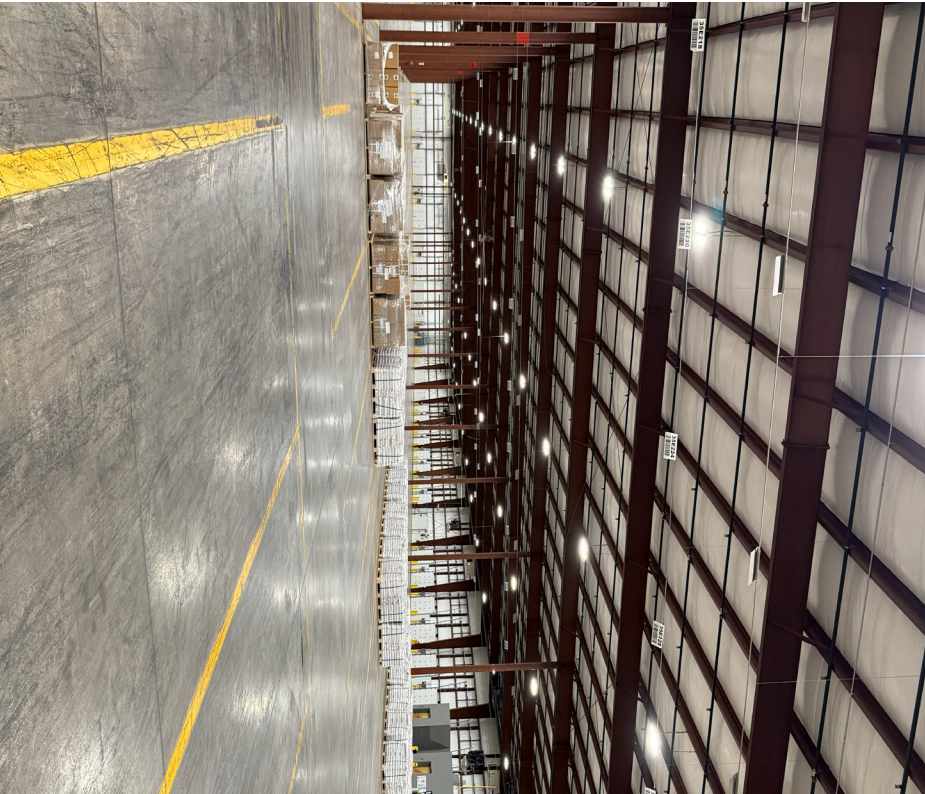
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Medical | Industrial | Retail | Land | Investment | Office

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