Q2 2026 DELIVERY

CROSSROADS COMMERCE CENTER

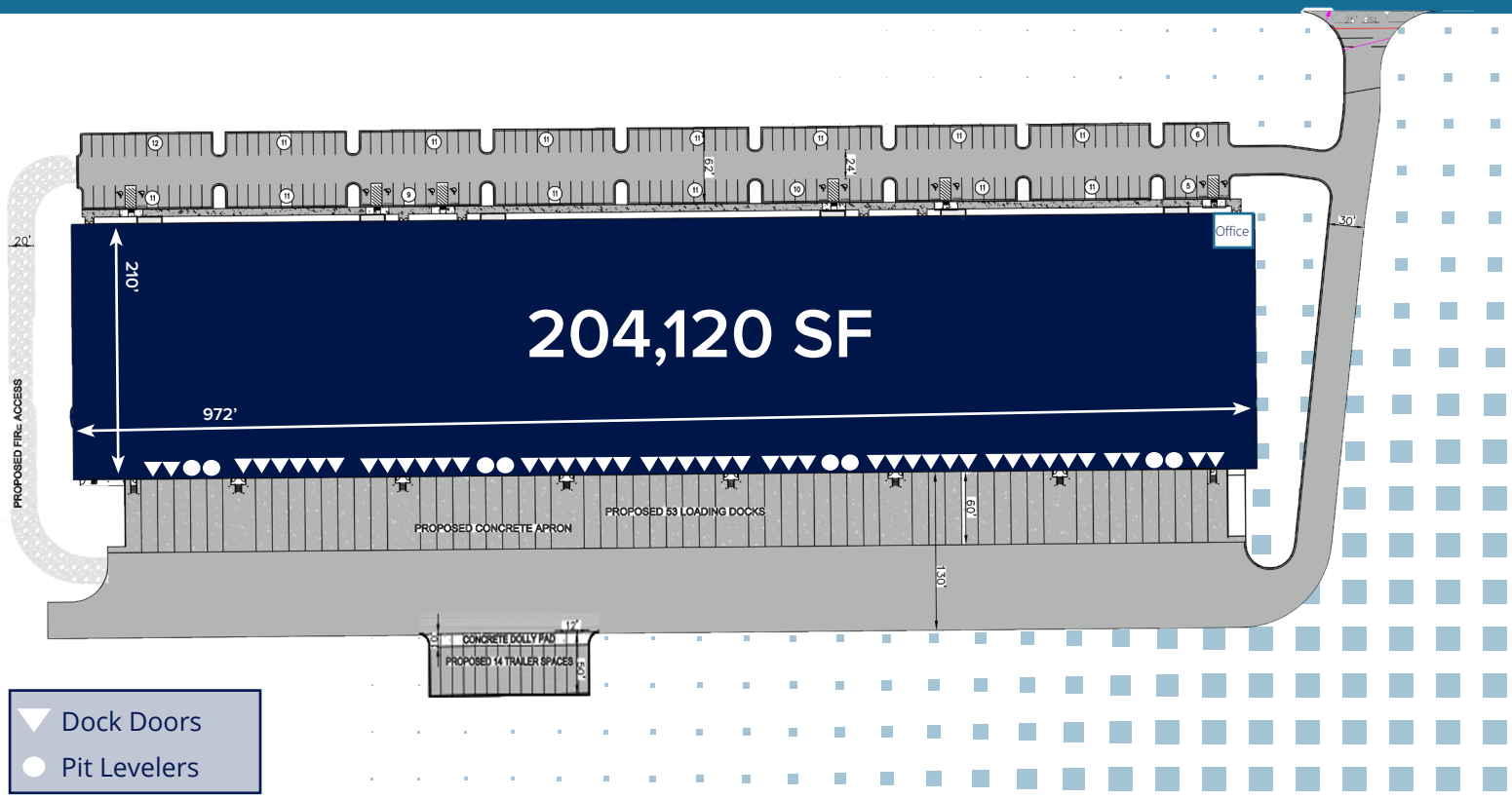
CLASS A INDUSTRIAL DEVELOPMENT
@ INTERSECTION OF INTERSTATES 77 & 40

2206 INTERNATIONAL DRIVE
STATESVILLE, NC 28625

Colliers | Collett INDUSTRIAL

CROSSROADS COMMERCE CENTER

BUILDING SPECIFICATIONS

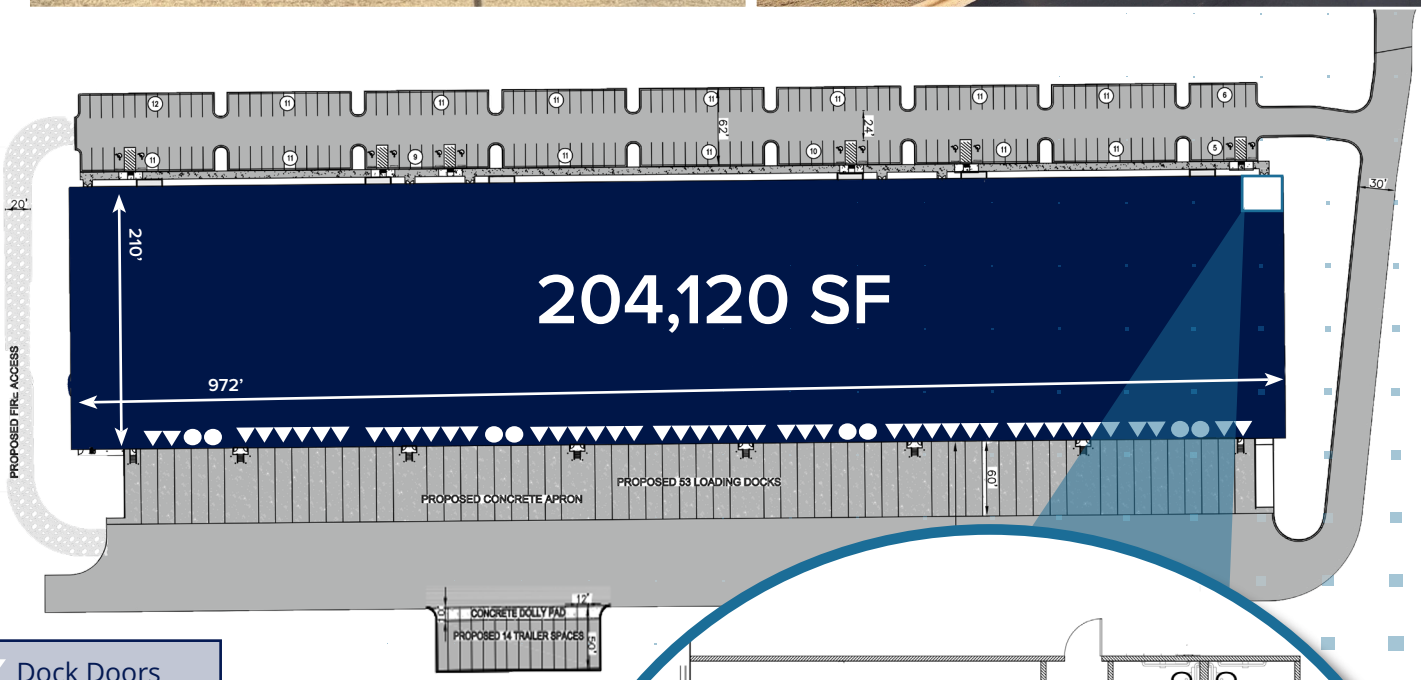


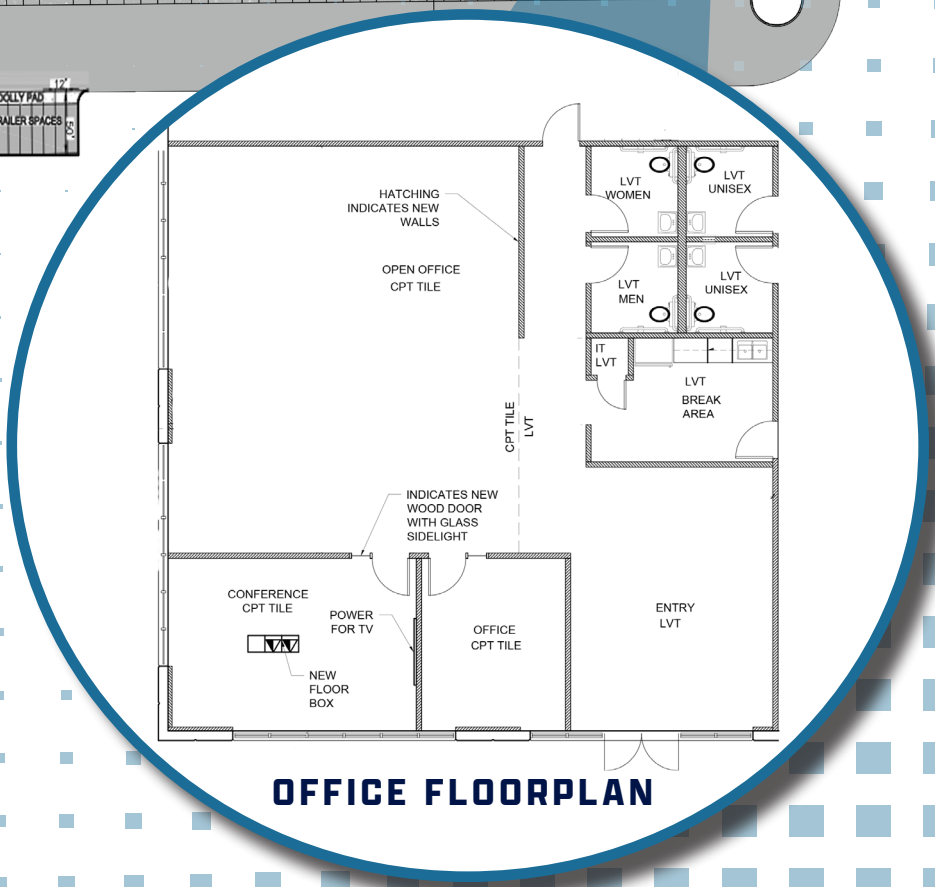
Available Space	± 34,020 - 204,120 SF
Acreage	± 21 Acres
Zoning	General Business (B-5)
Building Dimensions	210' x 1026'
Office Size	2,421 SF
Clear Height	32'
Dock High Doors	(53) 9' x 10' Doors (8) with 40K capacity Mechanical Pit Levelers
Drive In Doors	(2) 14' x 16' Doors
Fire Protection	ESFR ; K17 Heads at 52 PSI
Electrical Service	1,600 amps, 480/277v service

Roof System	45 MIL, mechanically attached, TPO roof system with R-20 insulation
Lighting	LED
Column Spacing	50' x 54'
Truck Court	135'
Speed Bay	60'
Floor System	6" tick; 4,000 PSI with 10 mil vapor barrier on entire slab; unreinforced
Trailer Parking	14
Auto Parking	184
Utilities	All Available
Lease Rate	Call For Pricing Details

CROSSROADS COMMERCE CENTER

CONSTRUCTION PROGRESS (AS OF MAY 2026)





OFFICE FLOORPLAN

Strategic Location

Hickory, NC	32.9 Miles
Charlotte, NC	44.5 Miles
Greensboro, NC	68.7 Miles
Columbia, SC	134 Miles
Raleigh, NC	143 Miles

CLT Intl	47.1 Miles
CAE Intl	127 Miles
RDU Intl	132 Miles
FAY Regional	166 Miles

Port of Wilmington	246 Miles
Port of Morehead	294 Miles
Port of CHS	250 Miles

Demographic Information

Population

- 15 Minutes: 45,979
- 30 Minutes: 224,917
- 60 Minutes: 2,691,841

Total Businesses

- 15 Minutes: 2,184
- 30 Minutes: 9,579
- 60 Minutes: 103,150

Household Income

- 15 Minutes: $76,483
- 30 Minutes: $96,484
- 60 Minutes: $101,584

Employees

- 15 Minutes: 29,759
- 30 Minutes: 110,173
- 60 Minutes: 1,279,160

Labor Profile

	15 Minutes	30 Minutes	60 Minutes
Projected Population Change 2024 - 2029	4.7%	5.4%	4.7%
Labor Force	23,145	115,807	1,405,209
Employed Labor Force	22,014	111,328	1,351,681
Industrial Warehouse Force	623	4,244	39,538

1 DAY'S

DRIVE TO 53% OF U.S. POPULATION

#2 STATE

FOR BUSINESS IN AMERICA

CNBC

2.3 MM

IREDELL COUNTY LABOR SHED

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