Q1 2026 DELIVERY

CROSSROADS COMMERCE CENTER

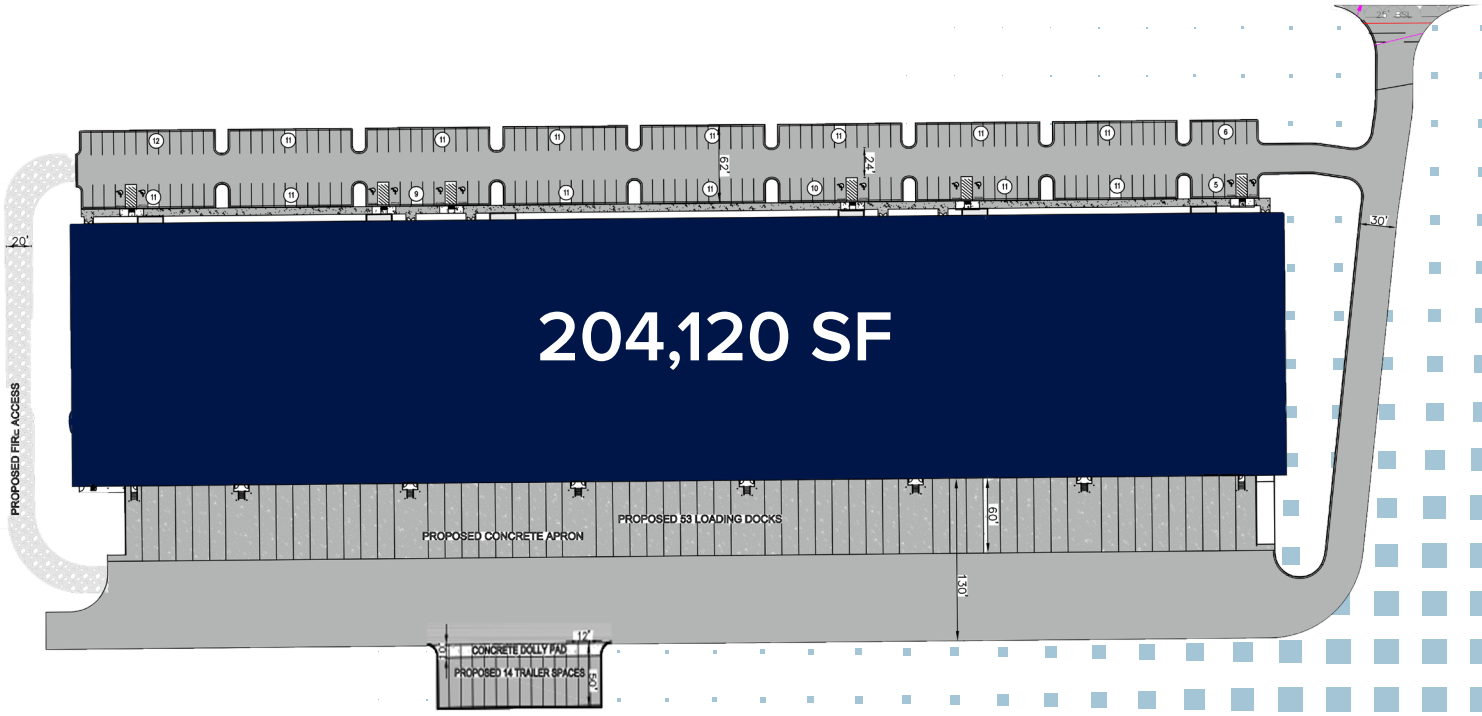
CLASS A INDUSTRIAL DEVELOPMENT
@ INTERSECTION OF INTERSTATES 77 & 40

2206 INTERNATIONAL DRIVE
STATESVILLE, NC 28625

Colliers | Collett INDUSTRIAL

CROSSROADS COMMERCE CENTER

BUILDING SPECIFICATIONS



Available Space	± 34,020 - 204,120 SF	Lighting	LED
Acreage	± 21 Acres	Column Spacing	50’ x 54’
Zoning	B-5	Truck Court	135’
Building Dimensions	210’ x 1026’	Speed Bay	60’
Office Size	To Suit	Floor	6” Concrete Slab
Clear Height	32’	Trailer Parking	14
Dock High Doors	53	Auto Parking	184
Drive In Doors	2	Utilities	All Available
Sprinkler System	ESFR	Lease Rate	Call For Pricing Details

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

FOR MORE INFORMATION, CONTACT:

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