

**Q1 2026
DELIVERY**



CROSSROADS COMMERCE CENTER

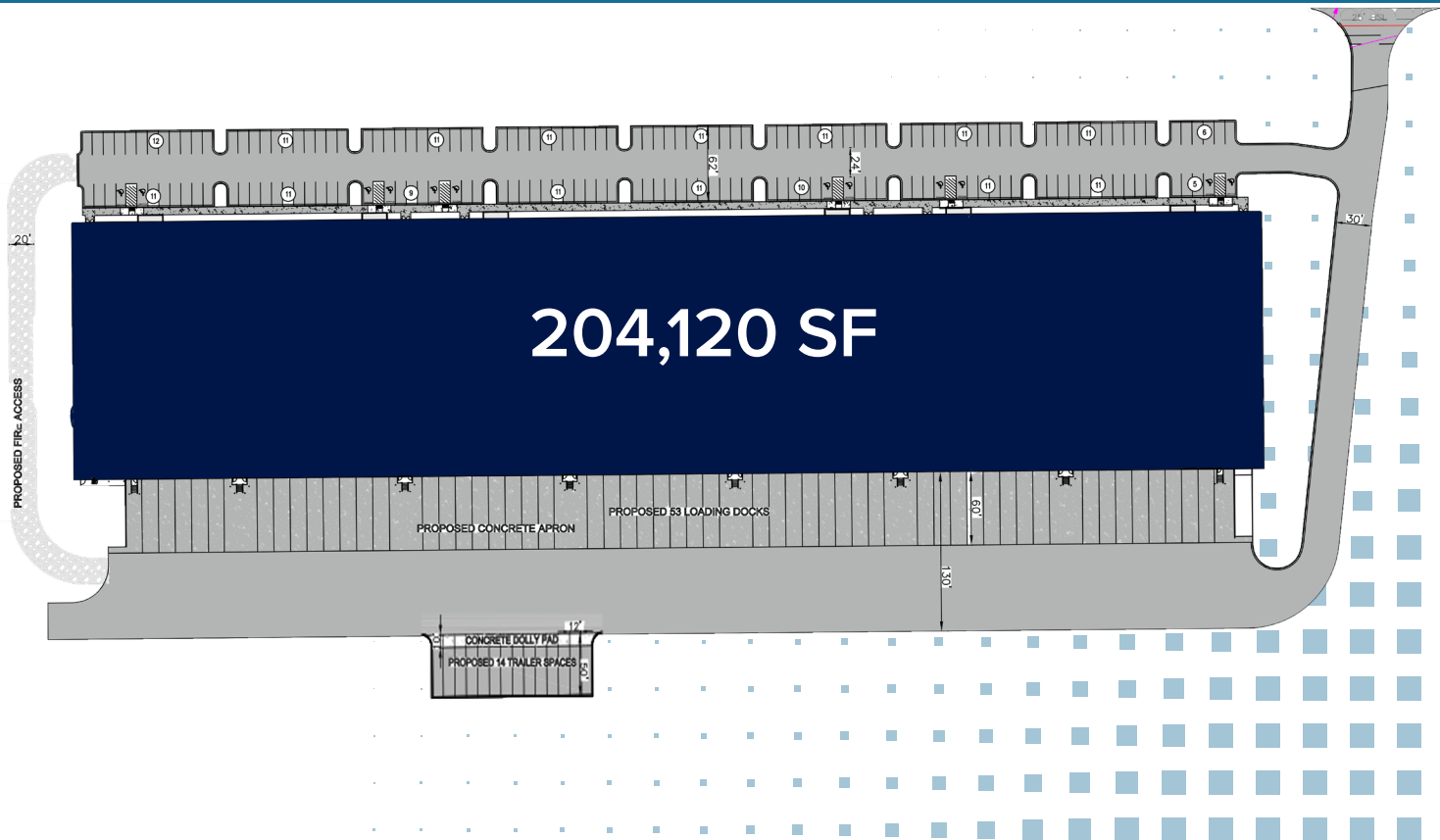
CLASS A INDUSTRIAL DEVELOPMENT
@ INTERSECTION OF INTERSTATES 77 & 40

2206 INTERNATIONAL DRIVE
STATESVILLE, NC 28625



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

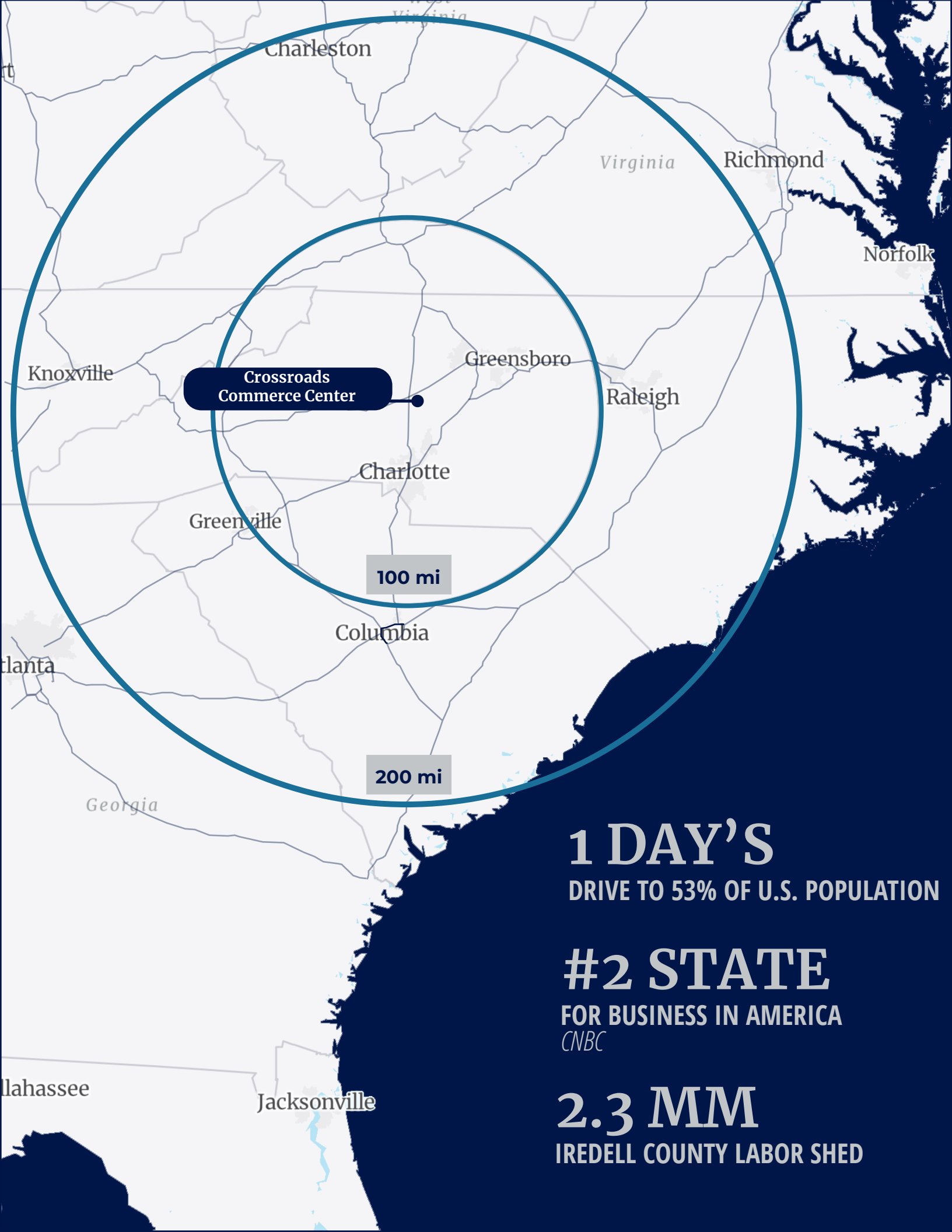


Employees

- 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



Crossroads
Commerce Center

100 mi

200 mi

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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Collett
INDUSTRIAL