

# STATELINE 85



GTIS PARTNERS

**Collett**  
INDUSTRIAL



BUILDING 2

BUILDING 1

Site  
Cleared

Pad Work  
Commenced

Pad  
Complete

Walls  
Tilted

Roof Work  
Underway

Roof  
Installed

Paving  
Complete

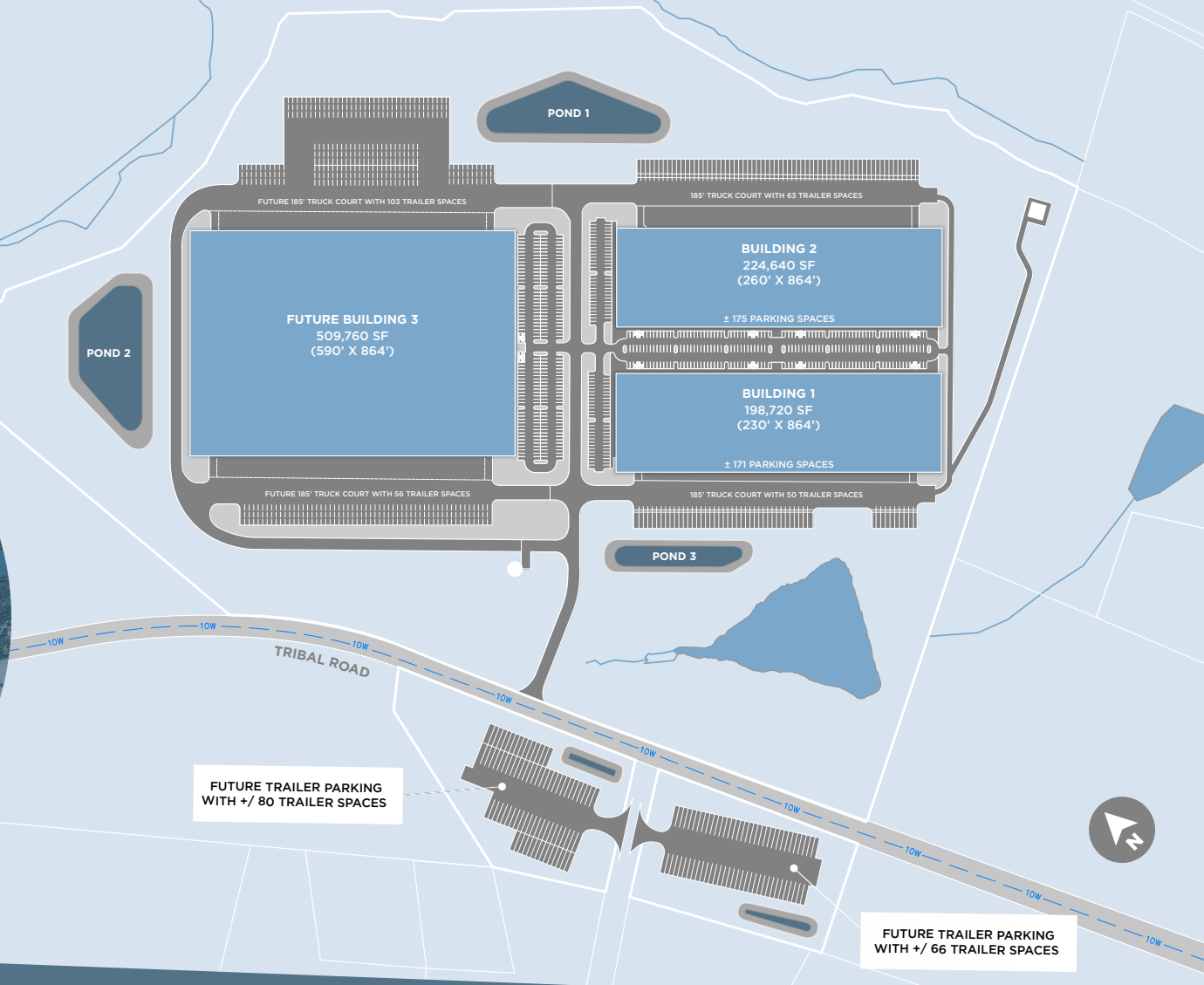
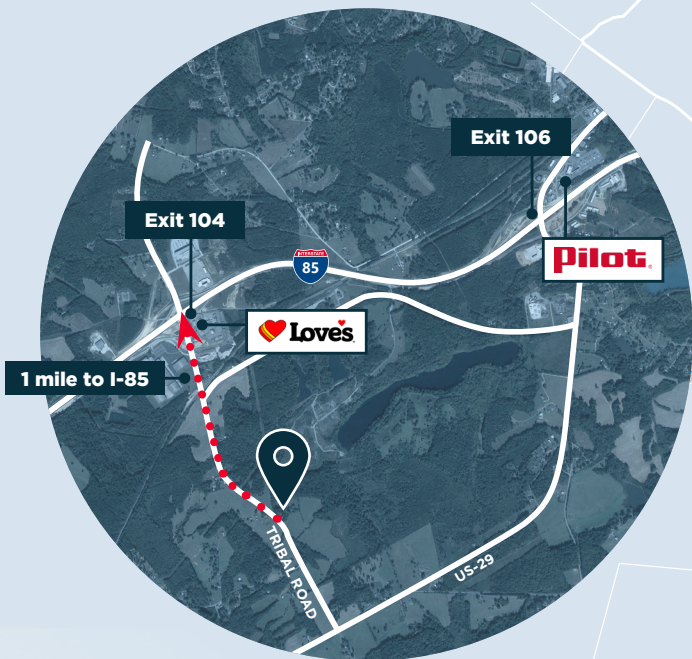
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 **CUSHMAN &  
WAKEFIELD**

# Designed for EFFICIENCY



## BUILDING 1

 **32'** Clear Height

 **171** Auto Parks

 **50** Trailer Parks

## BUILDING 2

 **36'** Clear Height

 **175** Auto Parks

 **63** Trailer Parks

## FUTURE BUILDING 3

 **40'** Clear Height

 **242** Auto Parks

 **159** Trailer Parks



# Demographics



DATA	# OF PEOPLE
Not in Labor Force	461,085
Labor Force	989,255
Employed	951,086
Unemployed	38,169



FROM 2016 TO 2022, **JOBS INCREASED BY 9.0%** OUTPACING THE NATIONAL GROWTH OF 1.8%



THE LABOR FORCE **PARTICIPATION RATE HAS INCREASED BY 2.3%** FROM 2016 TO 2022



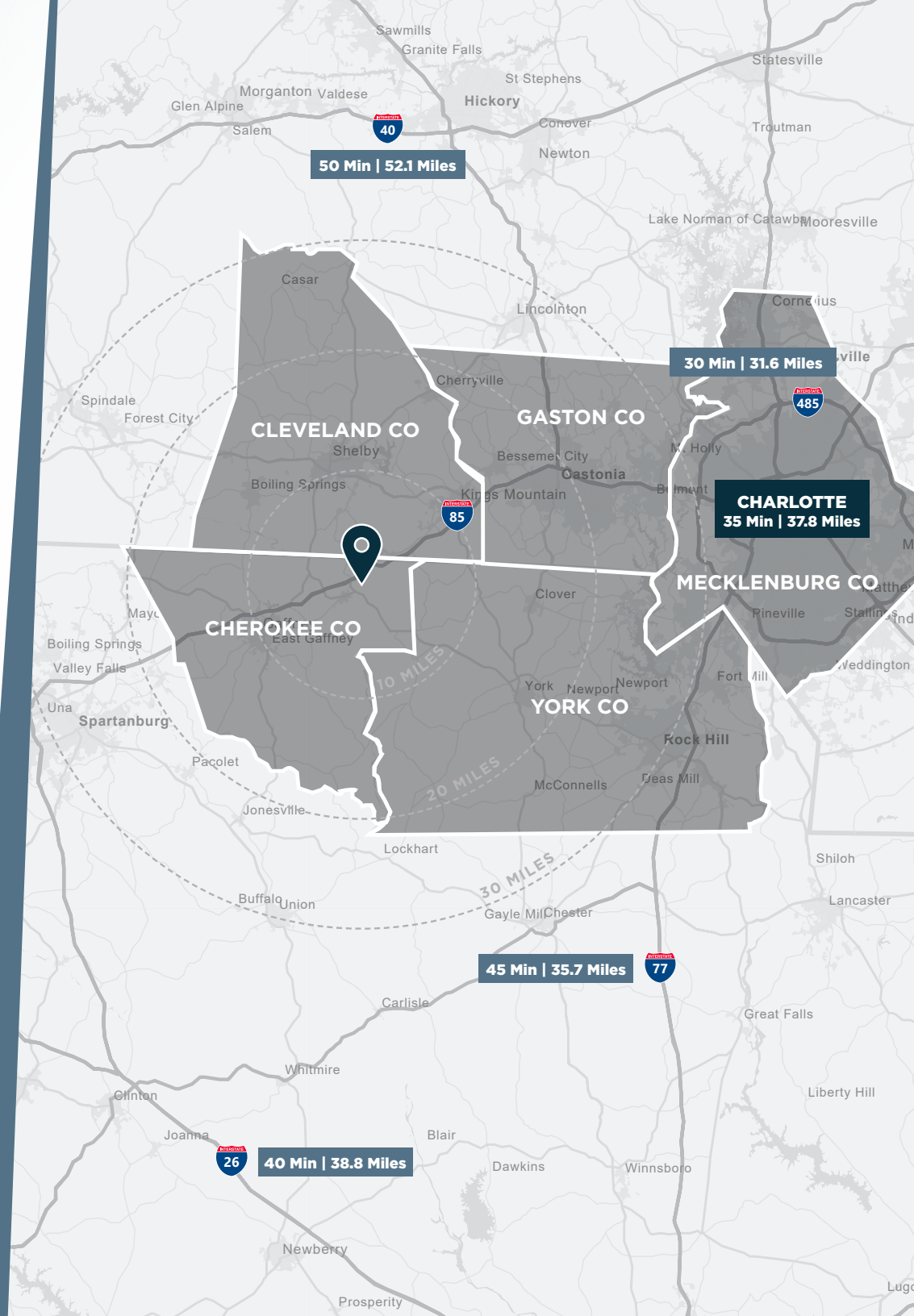
THE MANUFACTURING INDUSTRY IS **DOUBLE** THAT OF THE NATIONAL AVERAGE



DISTRIBUTION IS THE **TOP GROWING INDUSTRY BY 22.7%**

*\*Data excludes Mecklenburg and Cleveland County*

POPULATION (2022)	1,858,429
LABOR FORCE (JUN 2022)	989,255
JOBS (2021)	1,048,846
COST OF LIVING	97.7
GRP	\$160.5B
IMPORTS	\$102.9B
EXPORTS	\$134.3B



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INDUSTRIAL

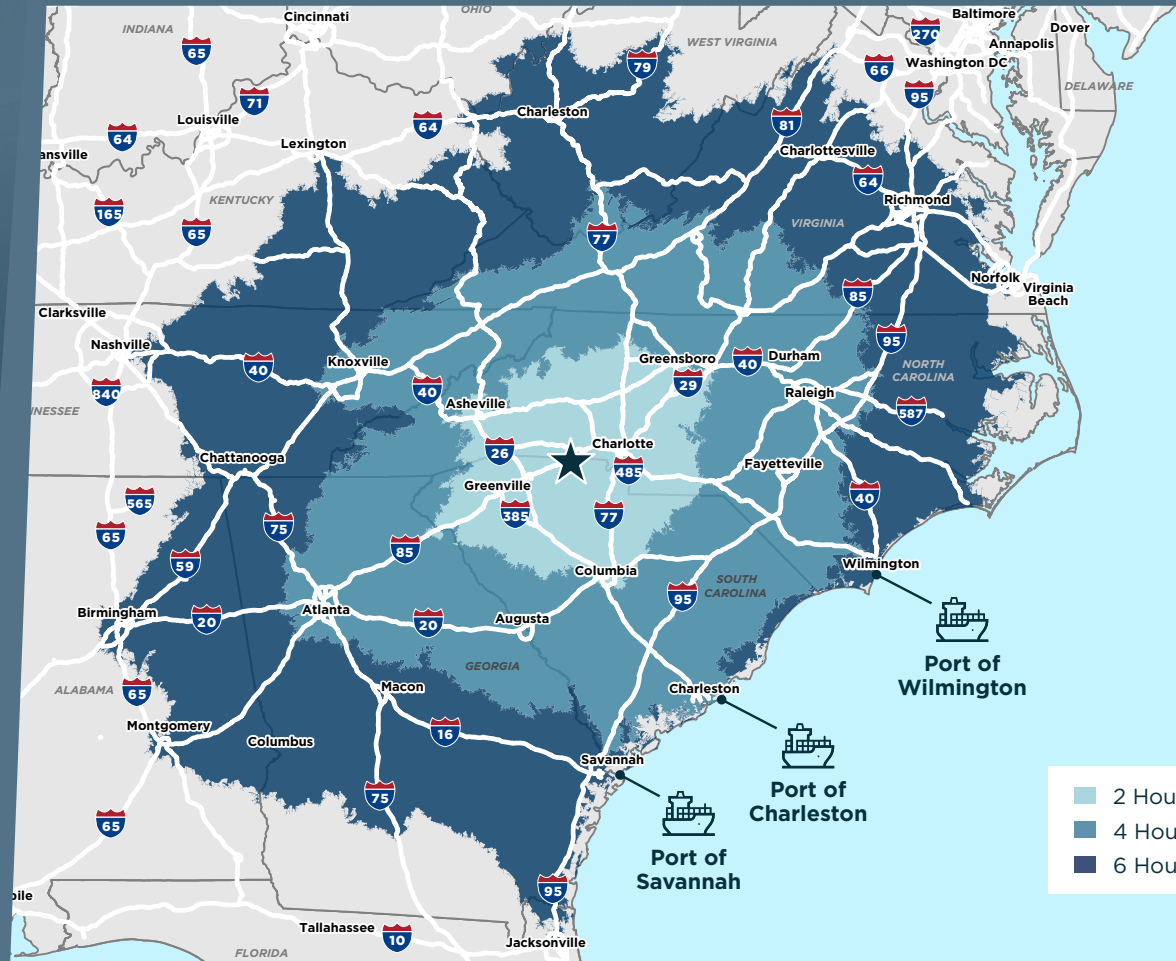
**I-85** 1 Mile  
2 Minutes

**I-77** 35.7 Miles  
45 Minutes

**Charlotte Int'l Airport** 35.6 Miles  
40 Minutes

**Port of Charleston** 218 Miles  
3.5 Hours

**Port of Savannah** 259 Miles  
3.5 Hours



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