

# Innovation Park



Innovation Drive  
Statesville, NC 28677

Delivery Q3 2026

55k SF

**FOR LEASE**  
55,000 SF

## Innovation Park at a Glance

Located in the fastest growing corridor of Charlotte Metro area in Statesville, North Carolina. Located less than 5 miles from Interstate 77 and Interstate 40 and 25 minutes from Interstate 85. The 100-acre upscale Business Park is being developed with 12k-55k square foot buildings for lease.

Innovation Park is being built for small/medium-sized or satellite locations for Fortune 500 companies serving the fast growing Statesville market.

Providing the first Class A Business Park in Statesville that will offer leasable spaces between 4k-55k square feet. Innovation Park will be developed with usability and accessibility being the main focus.

- **> 5 miles from I-77 & I-40**
- **25 minutes from I-85**
- **100-Acre Class A Business Park**
- **55k SF building for lease**
- **12k SF buildings for lease**
- **Interior upfit available**



[www.statesvilleinnovationpark.com](http://www.statesvilleinnovationpark.com)



**Tom Bost**  
704.202.4676  
tombost1@gmail.com

**Lindsay Riggs**  
704.906.2308  
lindsayriggsre@gmail.com





- +/- 60 acres
- Buildings 12k & 55k SF
- 4k-55k SF spaces for lease



12k SF Building

### Building Information

#### 55k SF Building Features:

**For Lease:** 55k

**Clear Height:** 32'

**Loading Docks:** 14

**Power:** 3 phase 6k amp

**Available:** Q3 2026



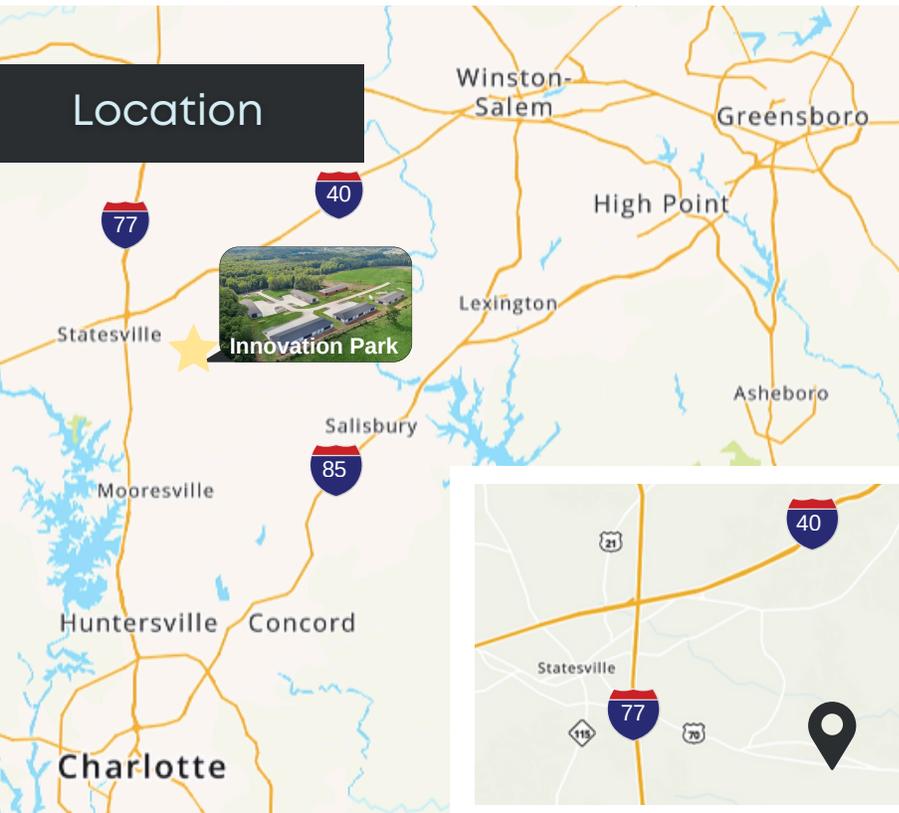
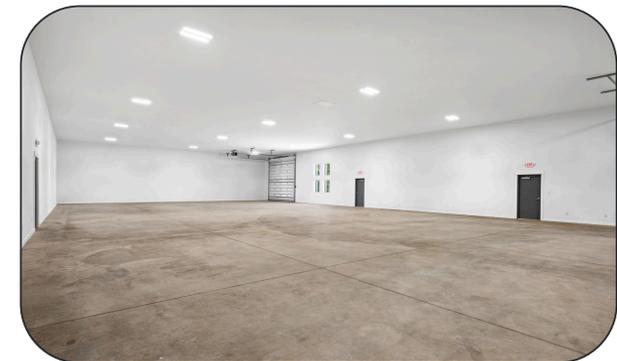
55k SF Building



55k SF Building

# Park Features

- 100 Acre Industrial Business Park
- Located in Iredell County
- Zoned HI
- Class A Business Park
- Building size ranges 12,000-55,000 SF
- Interior upfit available
- Drive-In Doors in 12k buildings
- 14 Loading Docks in 55k building
- Stucco exterior & designer landscaping
- Accessibility w/ wider roads & larger parking lots
- Plenty of turn radius for Semi's
- The park will be serviced by City of Statesville water, sewer and power
- Fire and Safety services provided by the City of Statesville



The accessibility to all 3 major highways in North Carolina makes Innovation Park the perfect location for warehousing and distribution. Companies looking for a location with direct access to the major crossroads of I-77 and I-40 have found the ideal location. Innovation Park being located on Highway 70 makes connecting to Interstate 85 very easy.

Location	MILES
	5 miles
	5 miles
	20 miles