2460 Davie Avenue
STATESVILLE, NC 28625

FOR LEASE

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This expansive space around the Charlotte MSA offers a strategic location with convenient access to Highway 64 and I-40 giving it an ideal location for manufacturing, distribution, or warehousing operations. The space has higher ceilings, bay doors, and a spacious floor plan. This property provides the versatility and functionality needed for industrial users.

33,330 SF Available

Ample Parking & Building Accessibility with dock high doors and drive in doors.

Located in the Charlotte, NC MSA

Positioned off Hwy 64 and less than 1 mile from I-40

LEASE INFORMATION

Lease Rate	$6.50 NNN
Available SF	33,330 SF
Building 1	13,472 SF Available January 1 2025
Building 2	19,858 SF Available June 1 2025
Year Built	1986
Zoning	B5

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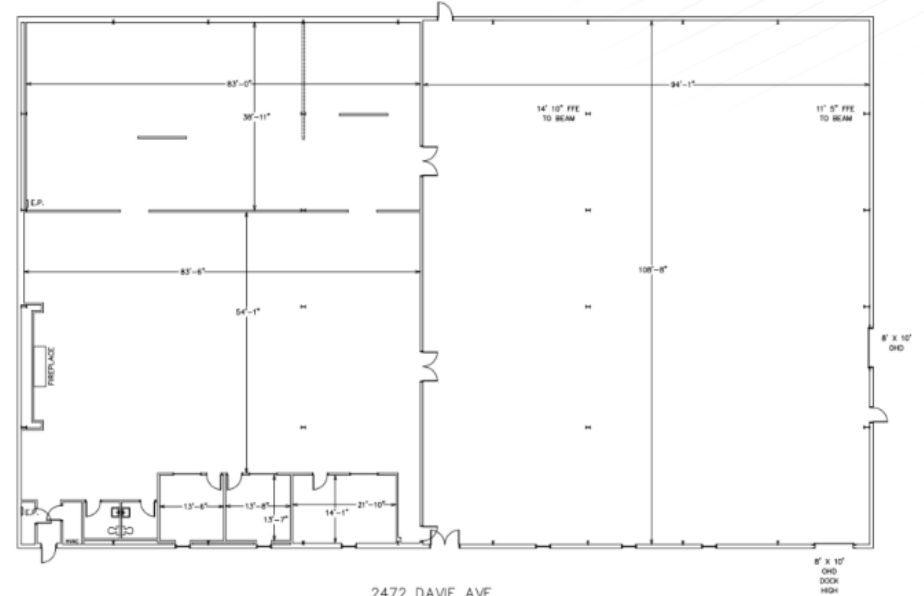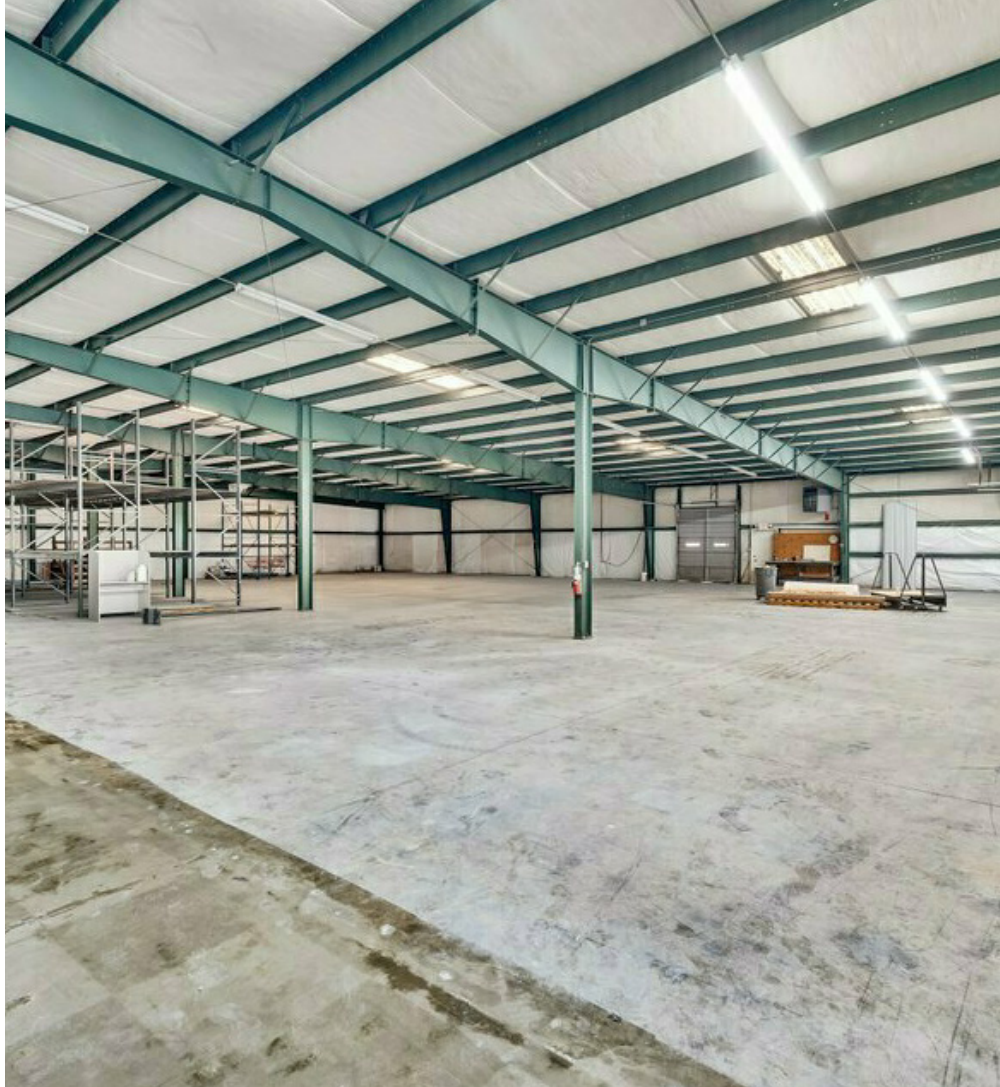
2472 DAVIE AVE
STATESVILLE NC
19,858 TOTAL SF
950 SF OFFICE

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88'-7"

150'-8"

12' X12'
OHD
DRIVE IN

13' 9" FFE
TO BEAM

17' 2" FFE
TO BEAM

13' 9" FFE
TO BEAM

X 10'
OHD

E.P.

13'-3"
12'-4"

13'-2"

17'-8"

8' X 10'
OHD
DOCK HIGH
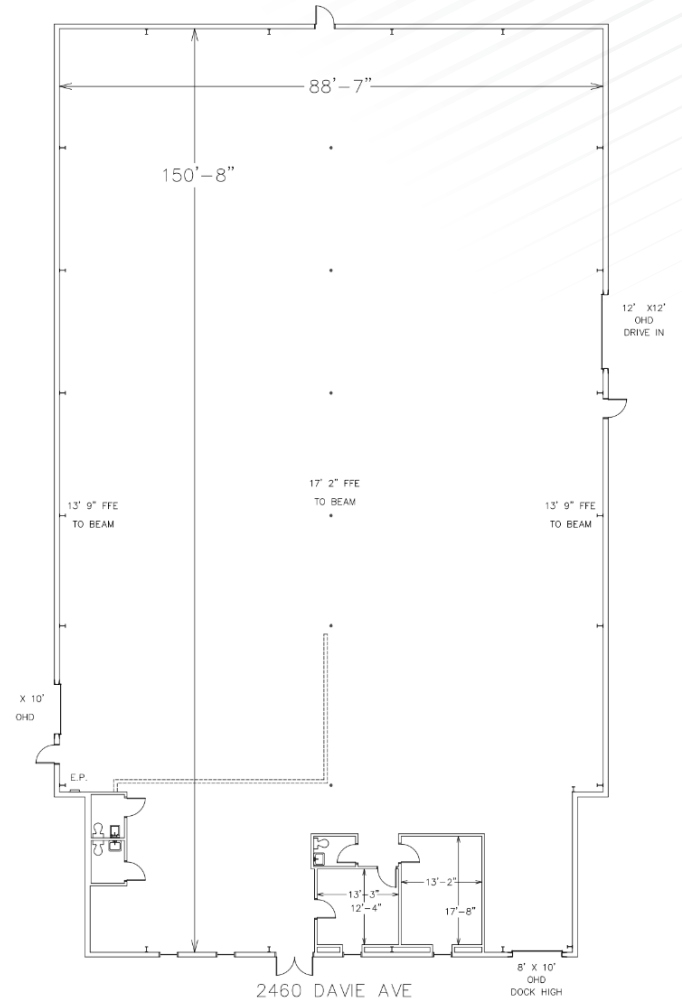
2460 DAVIE AVE
STATESVILLE NC
13,472 TOTAL SF
524 SF OFFICE

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Population	5 Miles	10 Miles	20 Miles
Total Population	45,303	85,893	303,127
Median Age	41.0	41.9	42.3

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	18,369	34,304	119,853
# of Persons per HH	2.41	2.47	2.50
Average HH Income	$75,277	$80,540	$101,226
Average Home Value	$320,502	$337,795	$397,102

Demographics data derived from ESRI (2024)

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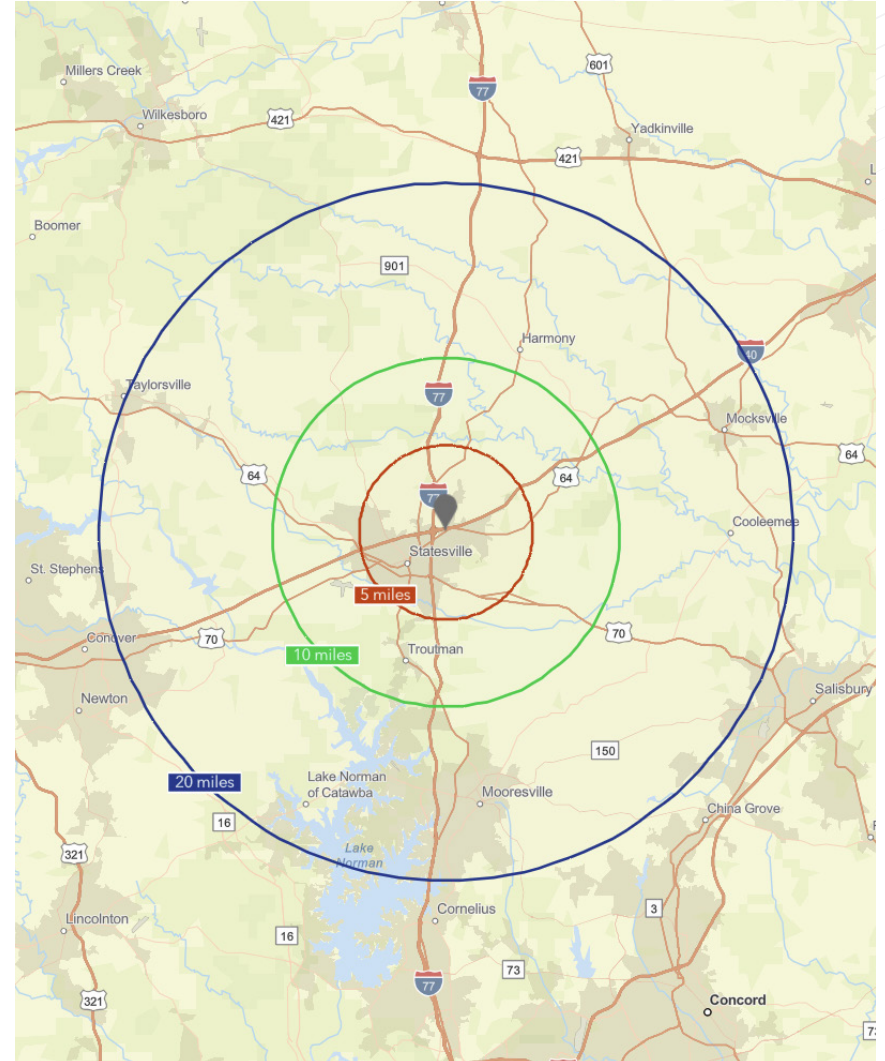
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