

# STATESVILLE

124 Commerce Blvd  
Statesville, NC 28625

AVAILABLE FOR LEASE

# INDUSTRIAL SITE



## OVERVIEW

The property spans approximately 6.34 acres, zoned for industrial use with a large laydown/parking area. Building is +/- 38,000 SF with heavy power and multiple drive-in / dock doors. Located at the intersection of I-40 and I-77 with easy access at exit 154 (I-40).

## STRATEGIC LOCATION

I-77 \_ 3 miles  
I-40 \_ 2 miles  
I-85 \_ 30 miles

## AIRPORTS WITHIN 30 MILES

Statesville Regional, Concord Regional,  
& Charlotte Douglas International

## PORTS WITHIN A DAYS DRIVE

Wilmington, Charleston, Savannah,  
Morehead City, Brunswick, Jacksonville,  
Norfolk, Baltimore, & Newark \_ New  
York & New Jersey

## Call For Pricing

### PROPERTY SPECIFICATIONS

- +/- 6.34 Acres
- Zoned Light Industrial
- +/- 38,000 SF
- Heavy Power / 3 Phase
- +/- 4 acres parking/loading area
- Utilities \_ Statesville \_ Iredell Water
- 22' Clear Height / Sprinklered

With close proximity to I-40 and I-77 this is a great opportunity to locate a business and have room to grow. Statesville is limited in Industrial Zoned properties as recent activity has absorbed developable land and most existing sites are showing little vacancy.

### A GREAT PLACE FOR BUSINESS

North Carolina's state-controlled highway mileage makes it the 2nd largest highway system in the country. Iredell County is the center point in the State where Interstates 40 and 77 intersect. Our region has 72 percent of the U.S. population within 2-day trucking time, ability to reach major ports in a day, and a skilled workforce to employ.

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## PROPERTY DETAILS



- +/- 38,000 SF
- +/- 6.34 Acres

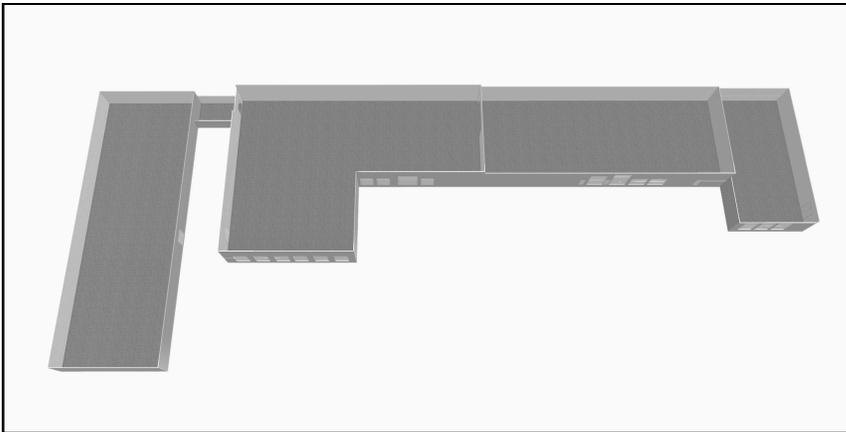
- Zoned Industrial
- +/- 4 Acres of Laydown/ Parking

- +/- 22' Clear Height
- (18) Dock High Doors

- (2) Drive In Doors
- Heavy Power to Building

- 3-Phase 480/277
- (2) 300 KVA Transformers

- Sprinklers
- Easy Access to I-40 / I-77



**LOCATED IN CLOSE PROXIMITY TO MAJOR ROADWAYS, REGIONAL & INTERNATIONAL AIRPORTS, AND MAJOR EAST COAST PORTS**

 Less than 2 miles from exit 154 (35 minutes from Hickory)

 Less than 3 miles (35 minutes from Charlotte)

