

Industrial C Class Building For Sale

600 PARK DRIVE | STATESVILLE, NC 28677



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Property Dashboard

\$2,100,000

Asking Price

40,302 SF

Total SQFT

1.07 AC

Total Acres

Industrial

Use

LI

Zoning

Property is currently vacant

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	3,509	23,174	44,867
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$50,898	\$65,241	\$72,470

KEY AMENITIES

- 4 Loading Docks
- 1 Drive-in
- Additional Parking - 0.516 ac Available

PROPERTY HIGHLIGHTS

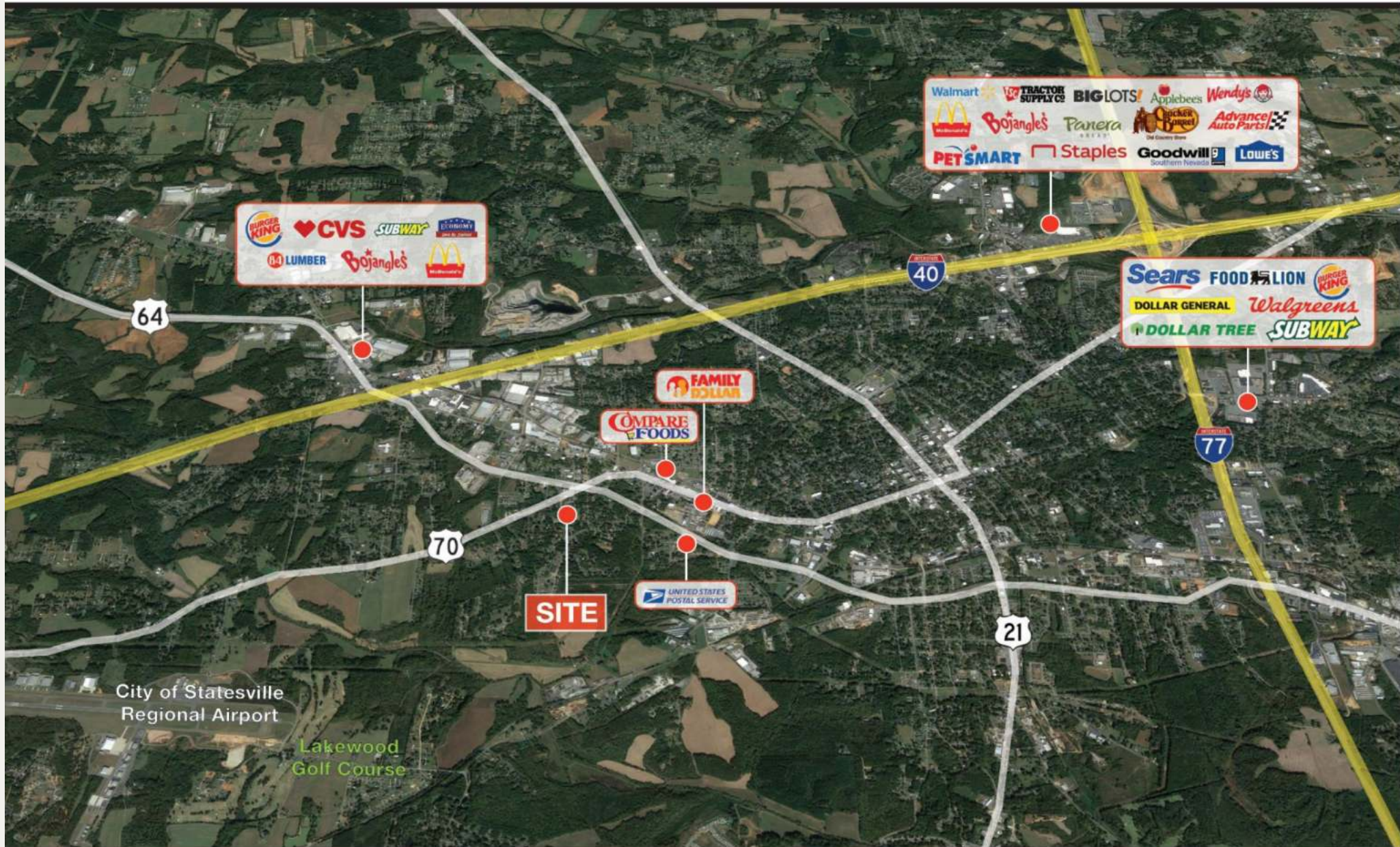
- **Fenced in Lot:** Ensures security and privacy for the property.
- **3 Phase Power:** Provides reliable and efficient power supply for industrial operations.
- **Security System:** Offers additional protection and peace of mind for tenants.
- **Storage Space:** Ample space available for storing equipment, inventory, or other items.
- **Ceiling Height 12':** Allows for vertical storage and accommodates tall machinery or equipment.
- **4 Separate Units** (see floor plan): Flexibility for multiple tenants or uses, potential for rental income or varied operations.



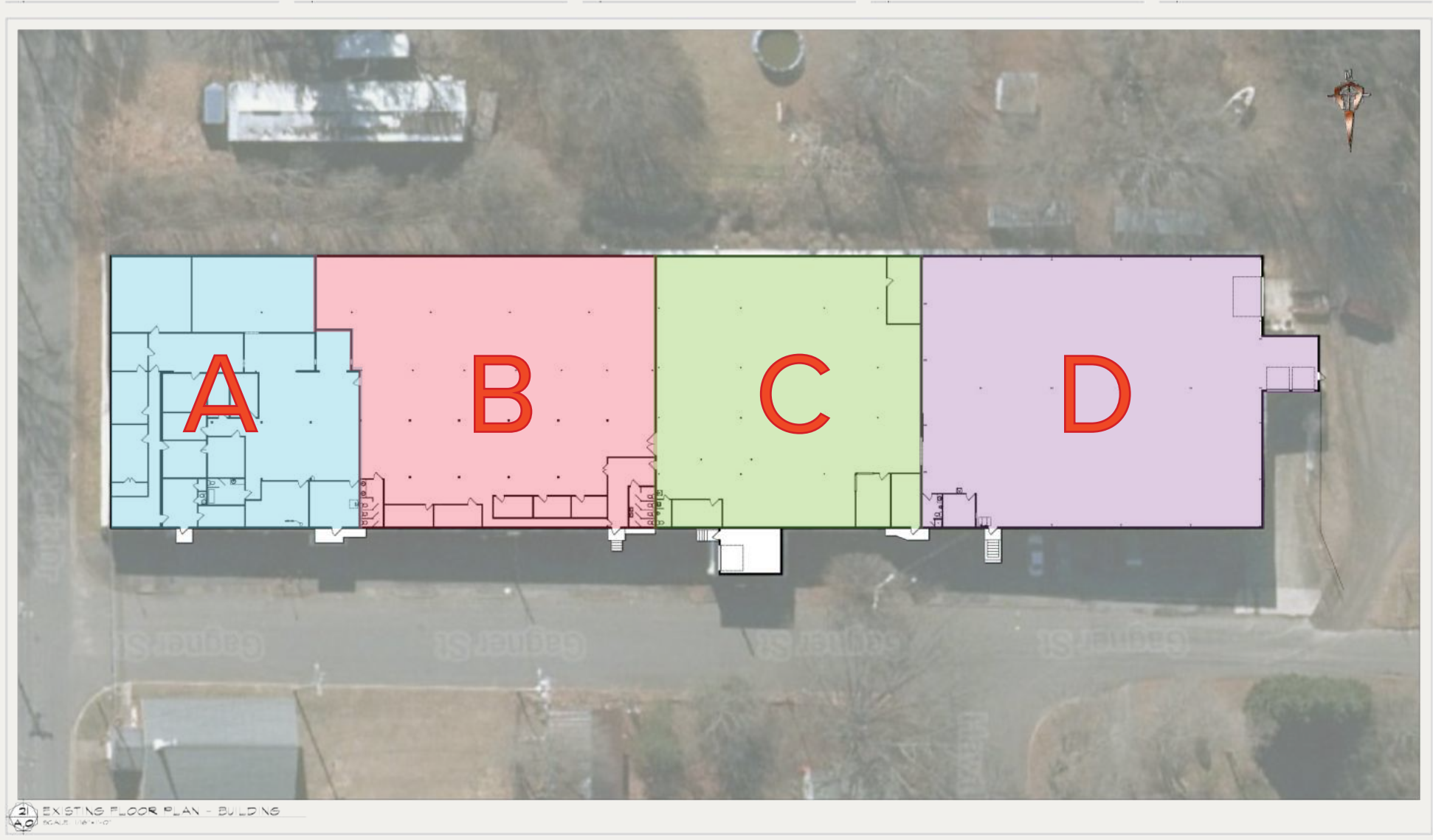




Location Map



Floor Plan



2 EXISTING FLOOR PLAN - BUILDING
SCALE: 1/8" = 1'-0"

DATE: 08/11/2020
SCALE: 1/8" = 1'-0"

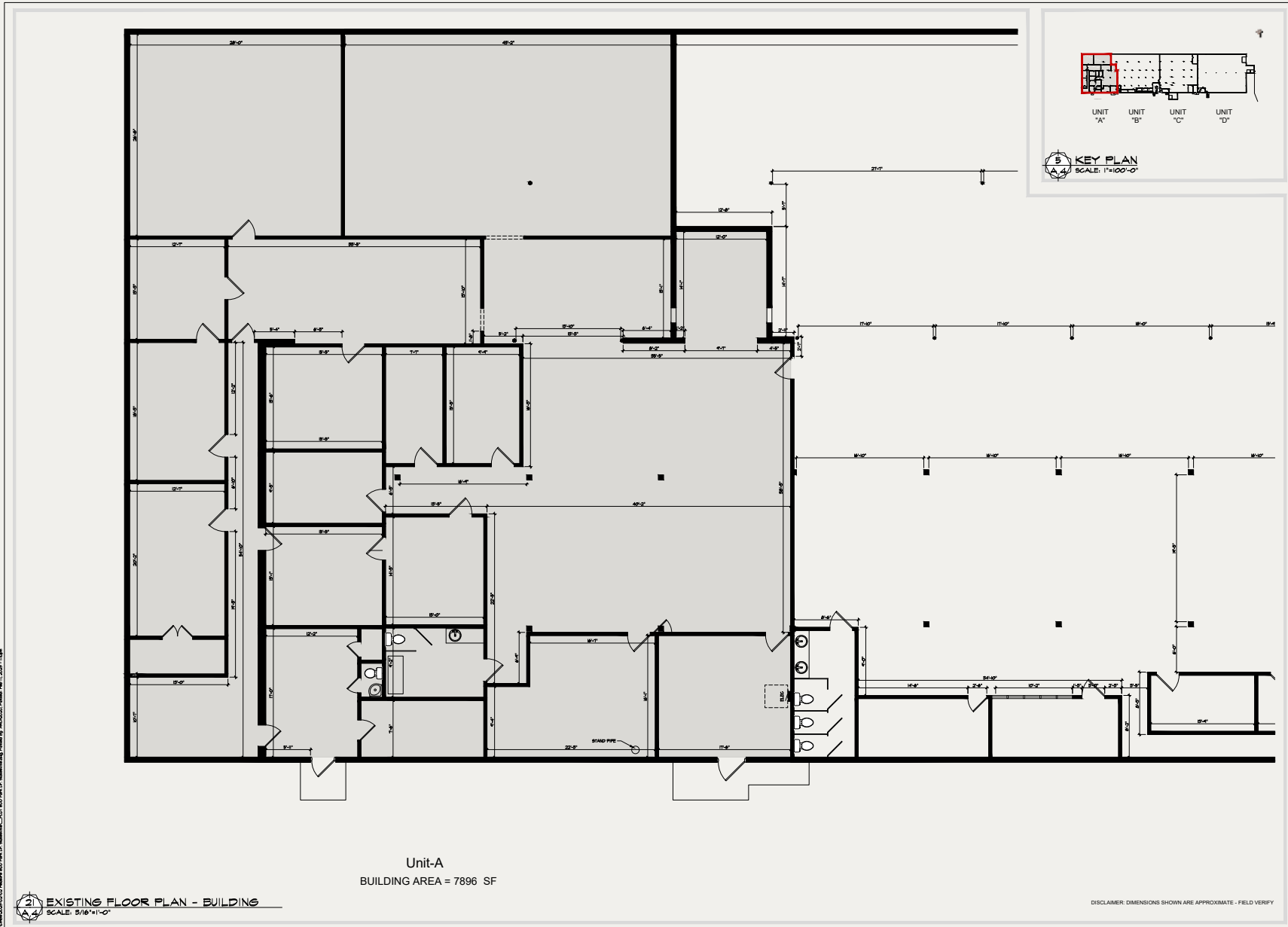
EXISTING FLOOR PLAN
COMMERCIAL SPACE
600 PARK DRIVE, STATESVILLE, NORTH CAROLINA 28677

COMPOSITE FLOOR PLAN

A.0

Unit A

7,896 Square Feet



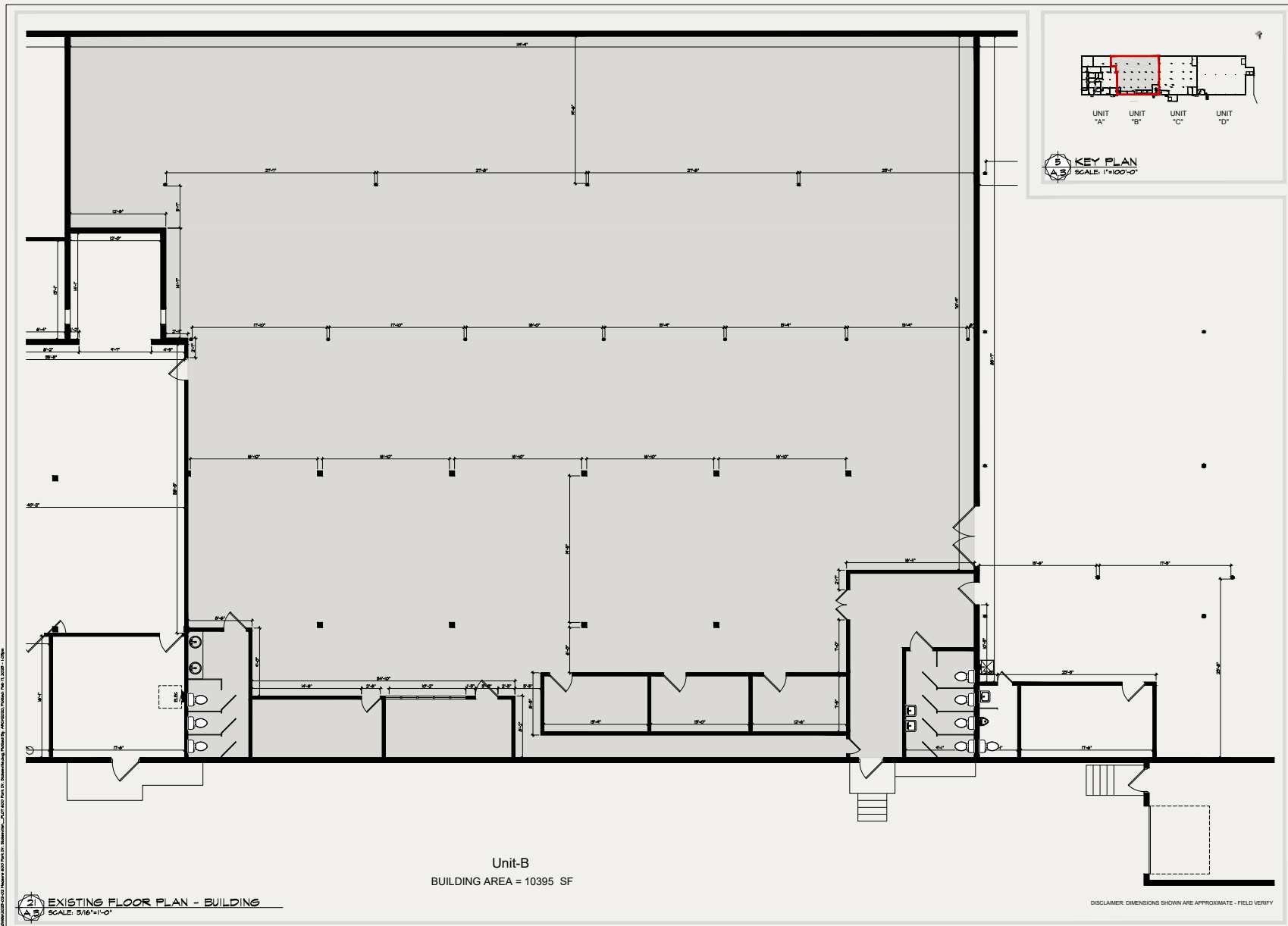
EXISTING FLOOR PLAN
COMMERCIAL SPACE
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EXISTING FLOOR PLAN
BUILDING 'D'



Unit B

10,395 Square Feet



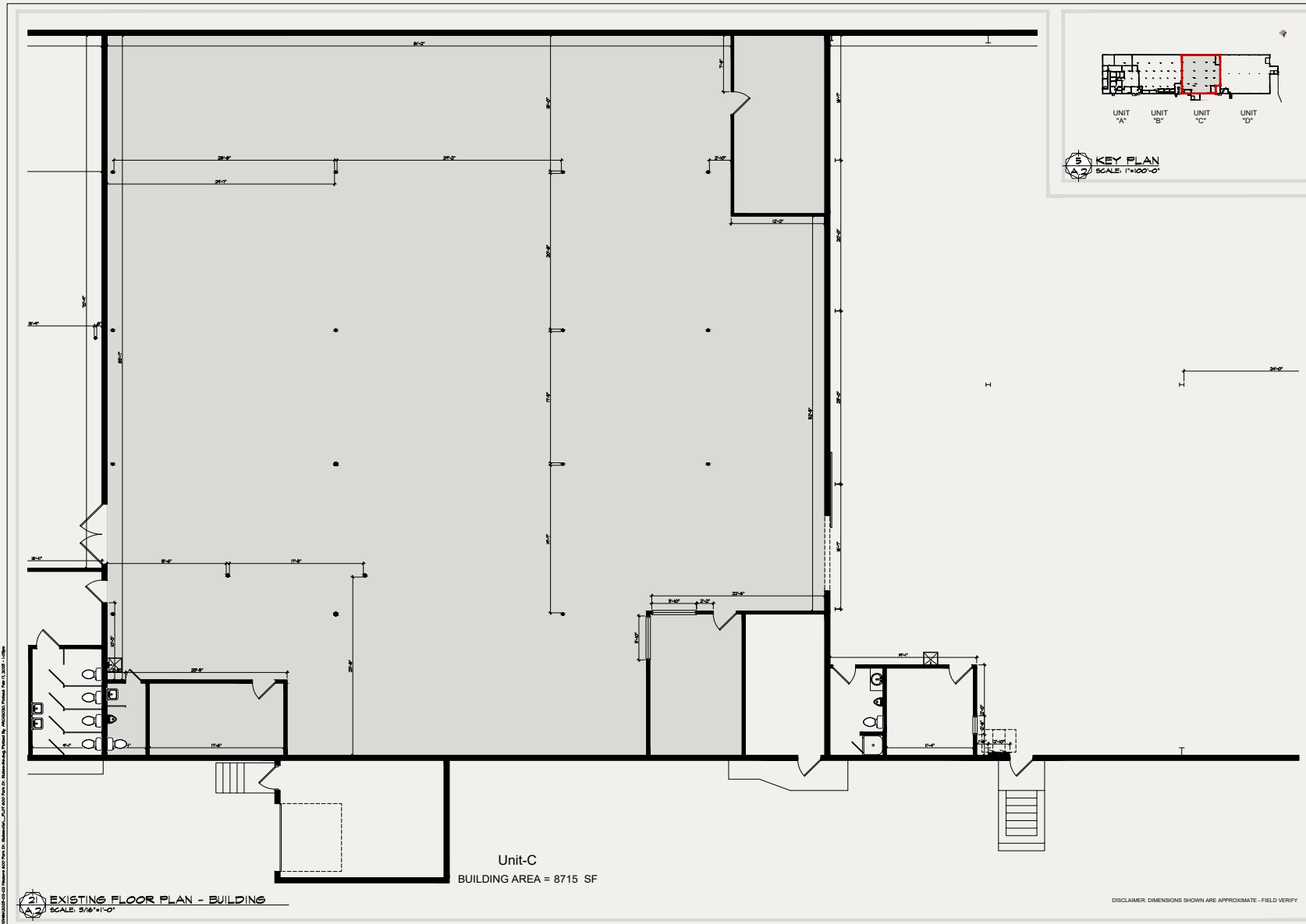
EXISTING FLOOR PLAN
COMMERCIAL SPACE
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EXISTING FLOOR PLAN
BUILDING "C"
17 FEB 2025

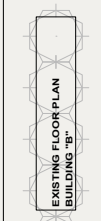


Unit C

8,715 Square Feet

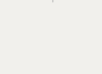
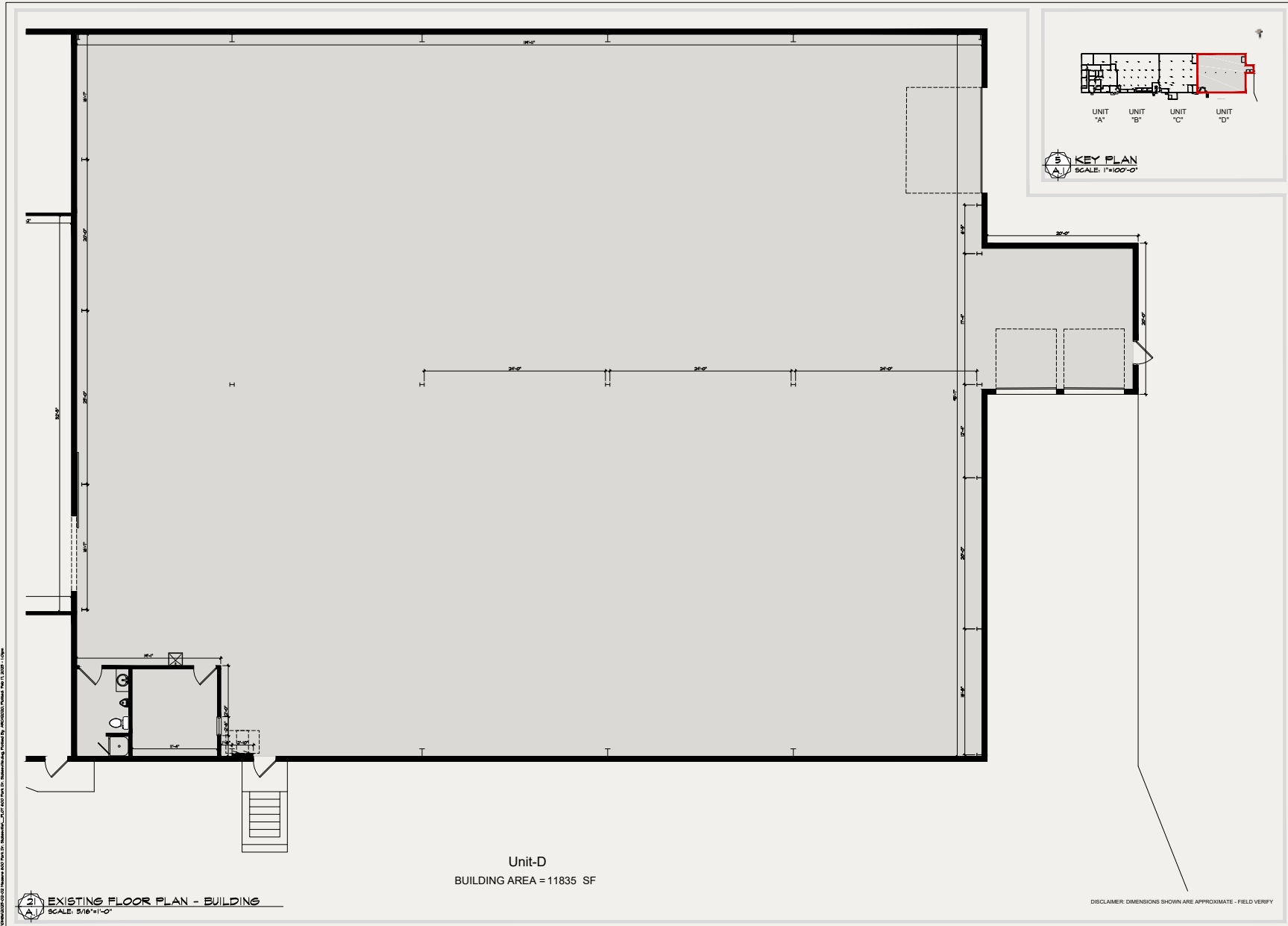


EXISTING FLOOR PLAN
COMMERCIAL SPACE
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Unit D

11,835 Square Feet



EXISTING FLOOR PLAN
COMMERCIAL SPACE
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Market Overview - Statesville, NC



The industrial market in Statesville, North Carolina, is known for its diverse mix of industries such as manufacturing, distribution, and logistics. The city's strategic location along major transportation routes, including Interstate 40 and Interstate 77, makes it an attractive location for businesses looking to establish operations in the region. The industrial real estate market in Statesville offers a range of options for businesses of all sizes, from small warehouse spaces to large industrial facilities. The availability of industrial space in Statesville fluctuates based on market conditions and demand from businesses. Overall, the industrial market in Statesville is dynamic and continues to attract businesses looking to take advantage of the city's strategic location, skilled workforce, and business-friendly environment.

TOP 5 EMPLOYERS

	COMPANY	EMPLOYEES
1	Lowe's Headquarters Mooresville	3,800
2	Iredell - Statesville Schools	2,900
3	Iredell Memorial Hospital	1,448
4	Iredell County	1,330
5	Lake Norman Regional Medical Center	775

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