

125 LONG MEADOW DR.

S T A T E S V I L L E , N C

72 ACRES

LIGHT INDUSTRIAL

BUILD TO SUIT

PRIME DEVELOPMENT
OPPORTUNITY

FOR LEASE

NAI Piedmont Triad

Commercial Real Estate Services, World Wide
348 N. Elm Street • Greensboro, NC 27401 • naipt.com

NAI Burns Scalo

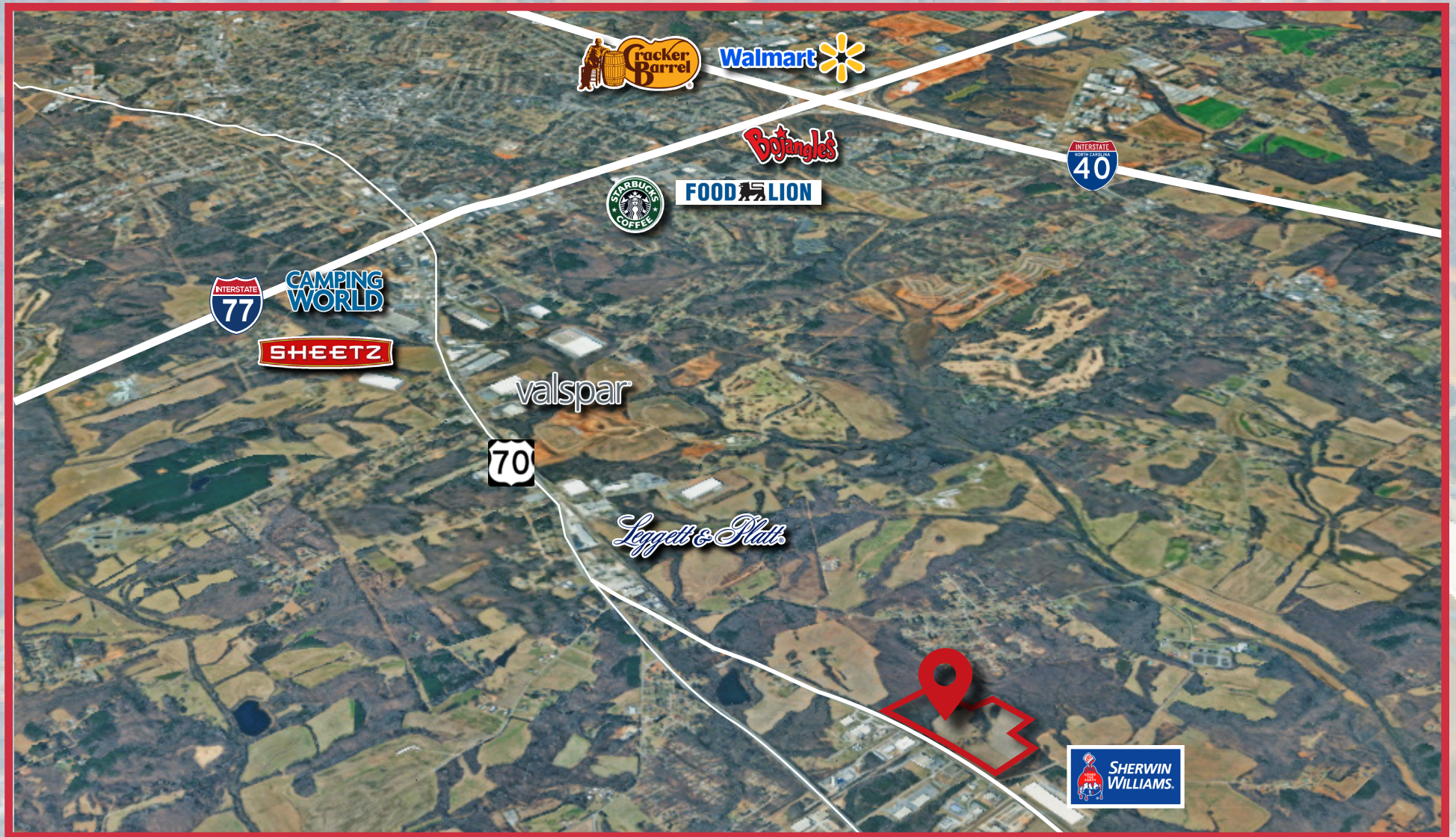
Commercial Real Estate Services, World Wide
965 Greentree Road #400 • Pittsburgh, PA • naiburnsscalo.com

PROPERTY *info*

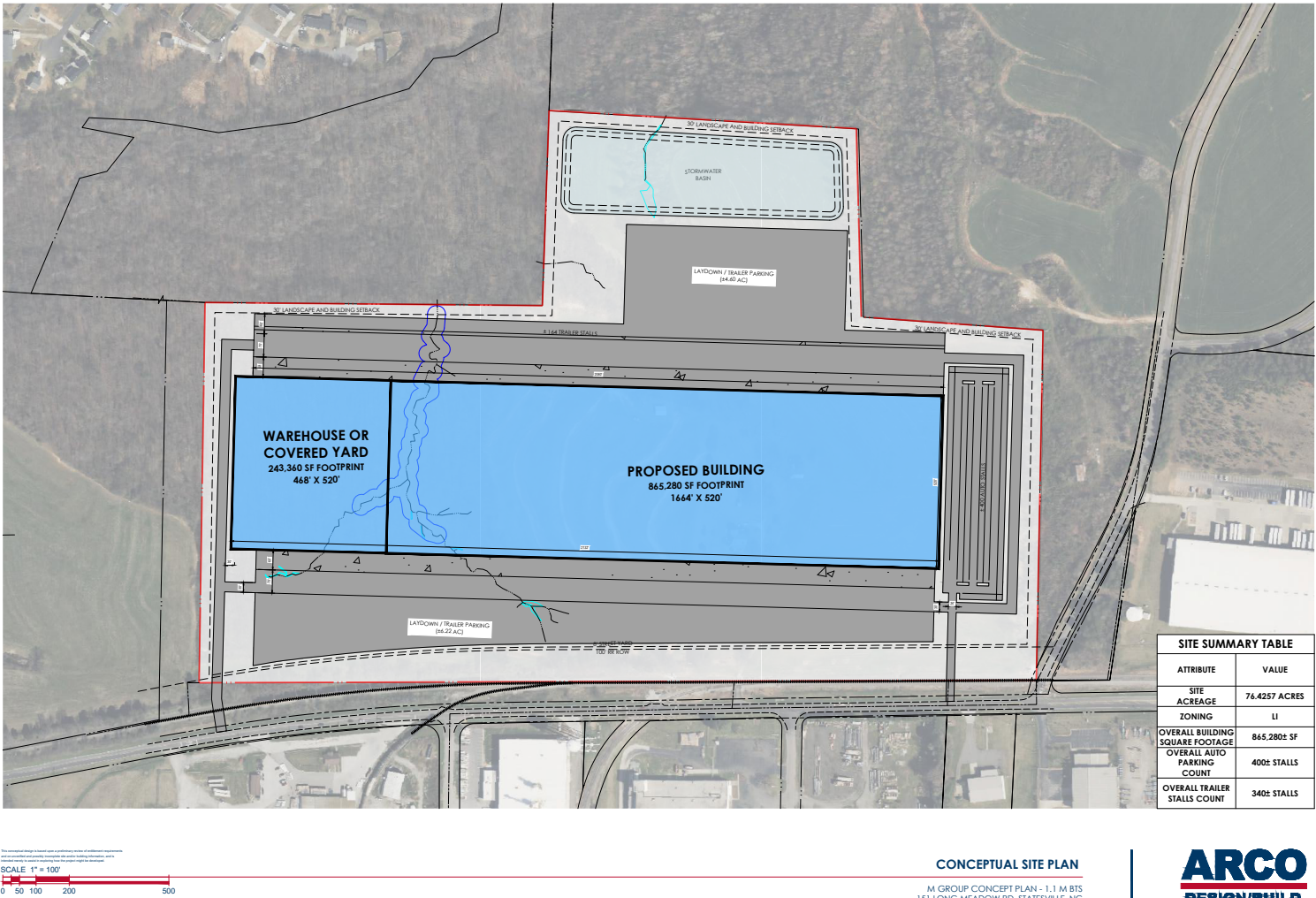
125 Long Meadow is located in central Iredell County, located right in the middle of North Carolina. All in total approximately 72 acres has already been zoned light industrial and annexed into the city of Statesville. The property is 4 miles travel to I-77 and 4 miles travel to I-40.

Address	125 Long Meadow Drive, Statesville
Acreage	72 Acres
Zoning	Light Industrial Located in Foreign Trade Zone 57
Water	Iredell Water Corporation
Power	Energy United
Sewer	City of Statesville
Natural Gas	Enbridge
Rail	Class 1 Rail Access via Norfolk Southern
Development	Build to Suit / Multiple Concept Plans for Development
Interstate Access	4 Miles I-77 41 minutes to Charlotte

PROPERTY *info*



CONCEPT *plans*

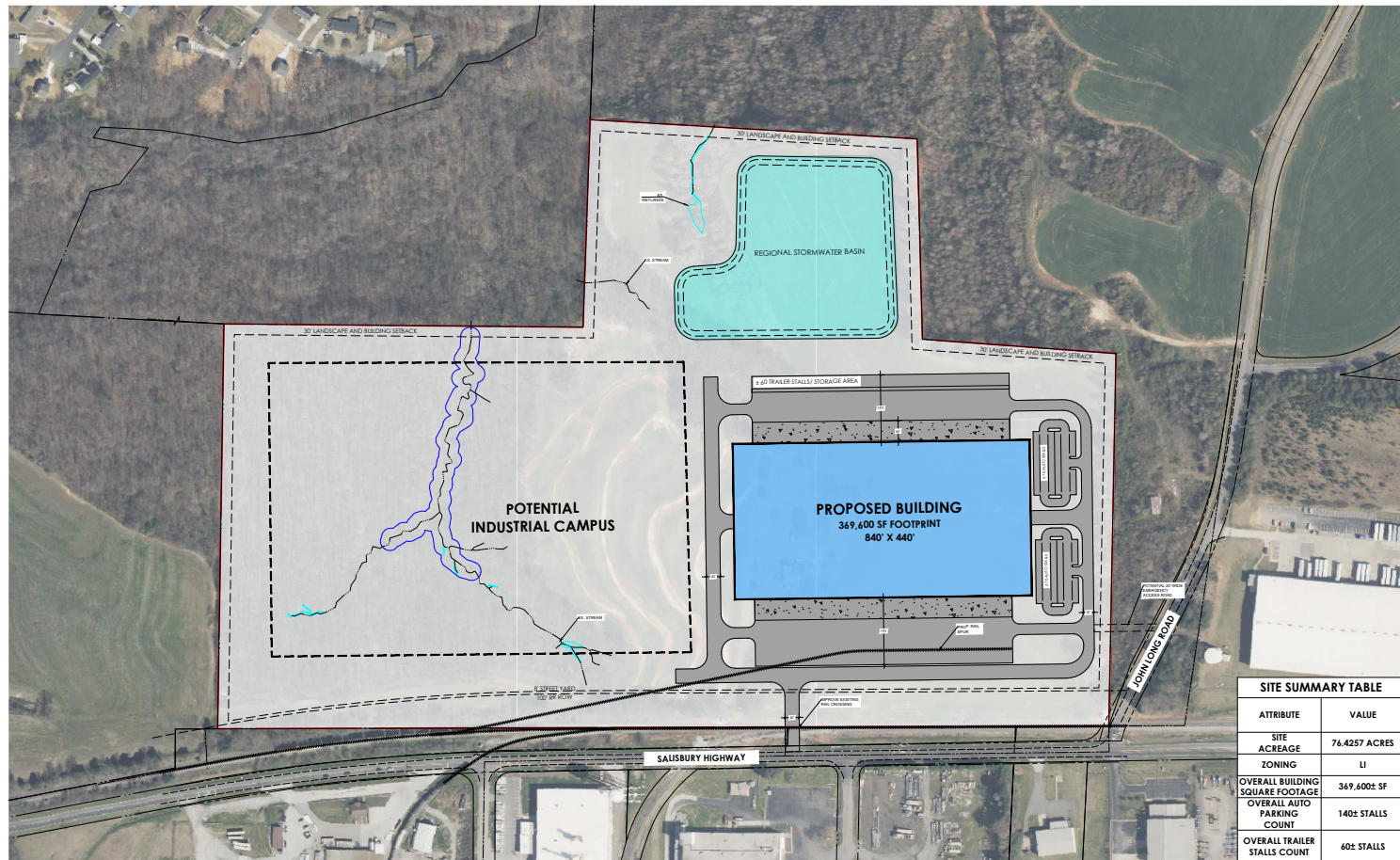


CONCEPTUAL SITE PLAN

M GROUP CONCEPT PLAN - 1.1 M BTS
151 LONG MEADOW RD, STATESVILLE, NC
SCHEME 01 | CIVIL | 05.13.2024

ARCO
DESIGN/BUILD

CONCEPT *plans*



SITE SUMMARY TABLE	
ATTRIBUTE	VALUE
SITE ACREAGE	76.4257 ACRES
ZONING	LI
OVERALL BUILDING SQUARE FOOTAGE	369,600± SF
OVERALL AUTO PARKING COUNT	140± STALLS
OVERALL TRAILER STALLS COUNT	60± STALLS

This conceptual design is based upon a preliminary review of available information and is not intended to represent a final design. It is for informational purposes only and should not be used for any other purpose without the written consent of ARCO Design/Build.

SCALE 1" = 100'

0 50 100 200 500

CONCEPTUAL SITE PLAN

M GROUP CONCEPT PLAN - 370K BTS
151 LONG MEADOW RD, STATESVILLE, NC
SCHEME 01 | CIVIL | 06.21.2024

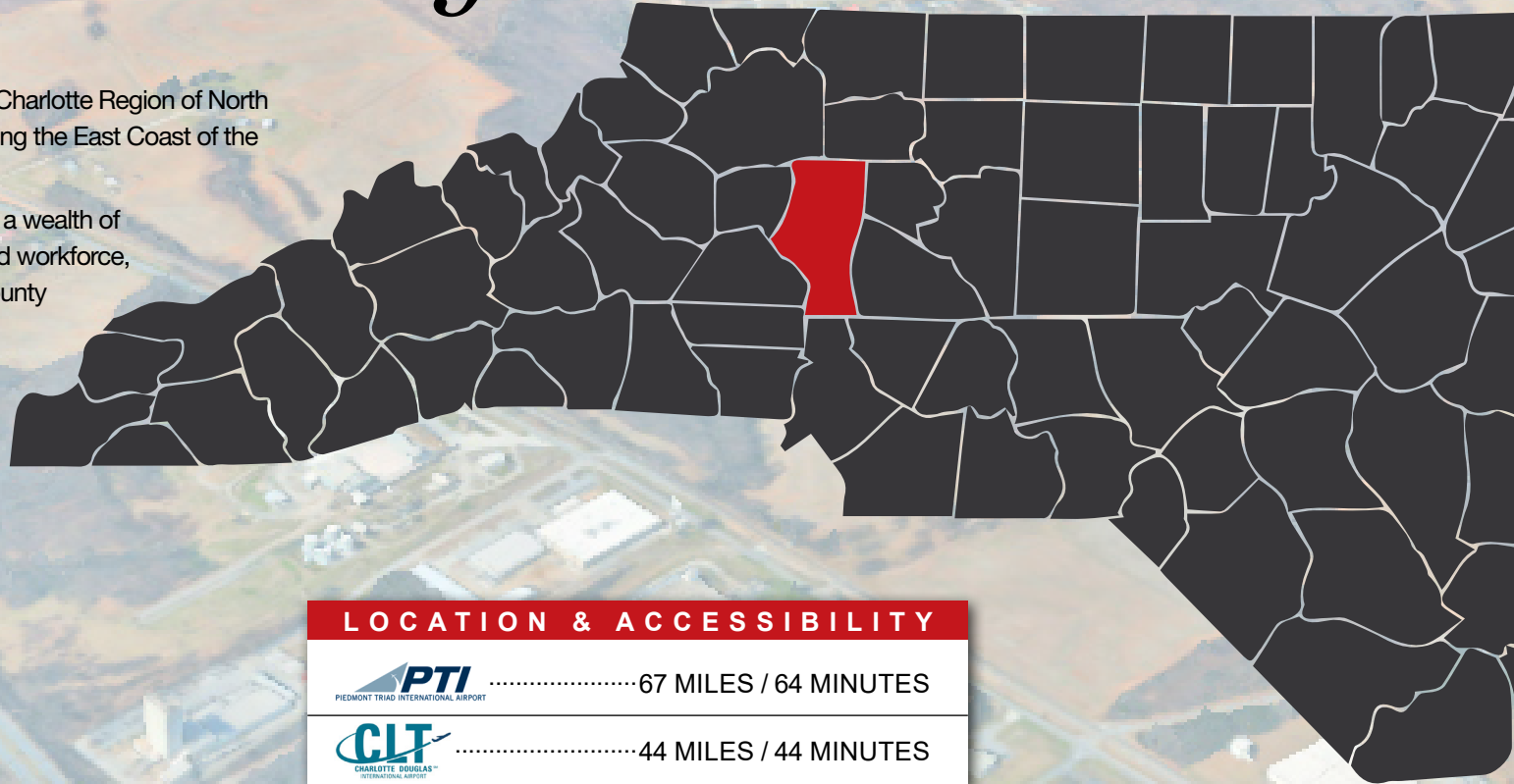
ARCO
DESIGN/BUILD

IREDELL *county*

INFORMATION

Iredell County is strategically located in the Charlotte Region of North Carolina, just 30 miles north of Charlotte along the East Coast of the United States.

With direct access to Interstates 40 and 77, a wealth of industrial sites, strong infrastructure, a skilled workforce, and a low cost of doing business, Iredell County offers a distinct competitive advantage for growing industries.



2.7M People Within a 60min Drive
(Source: ESRI Web Guru)

Average Commute Time: 25 Minutes

Population: 206,361

Unemployment Rate: 3.5%

Median Age: 41

LOCATION & ACCESSIBILITY



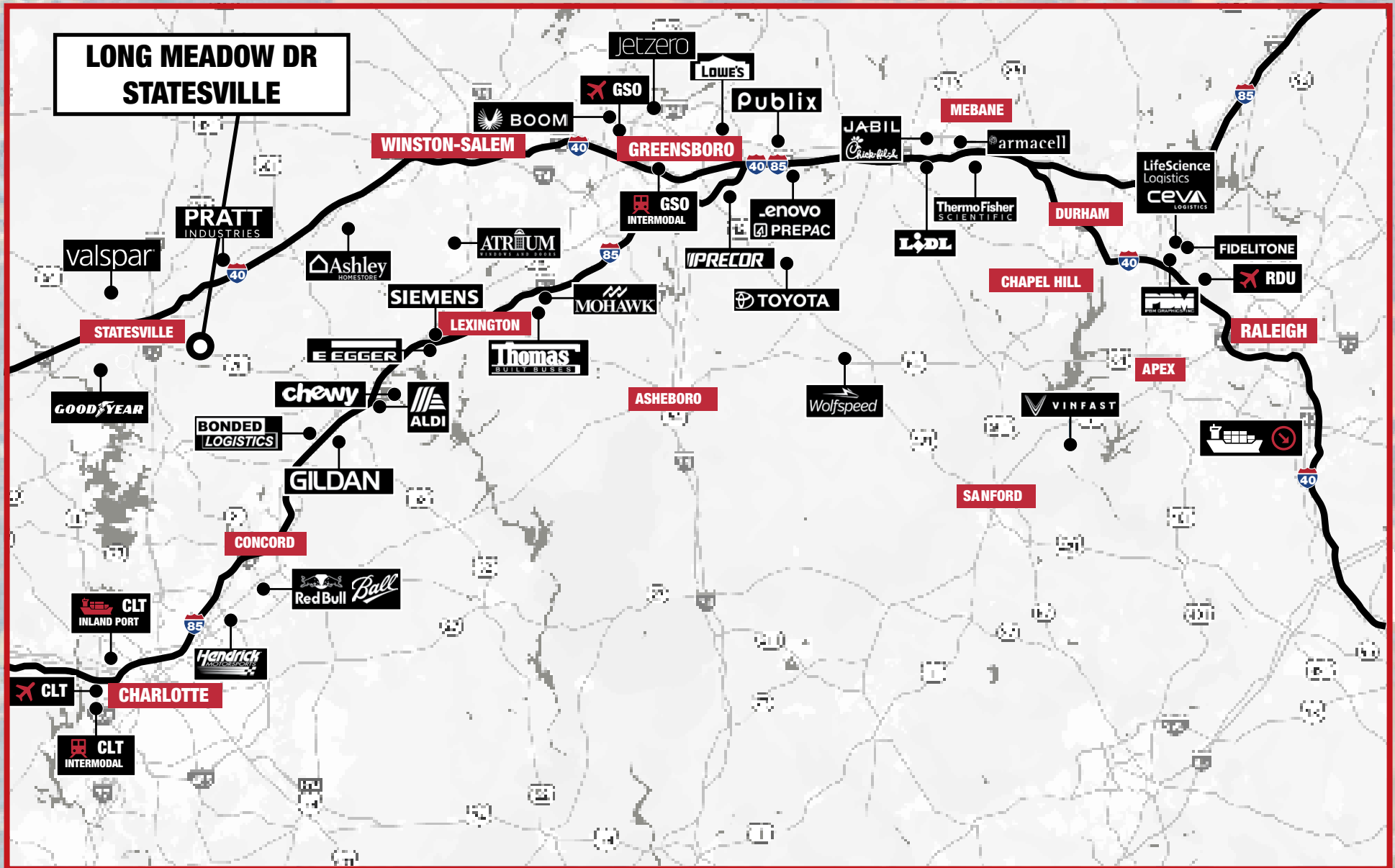
.....67 MILES / 64 MINUTES



.....44 MILES / 44 MINUTES



REGIONAL *industry*



CAROLINAcore

NC CAROLINA
CORE
YOUR NEXT BIG MOVE

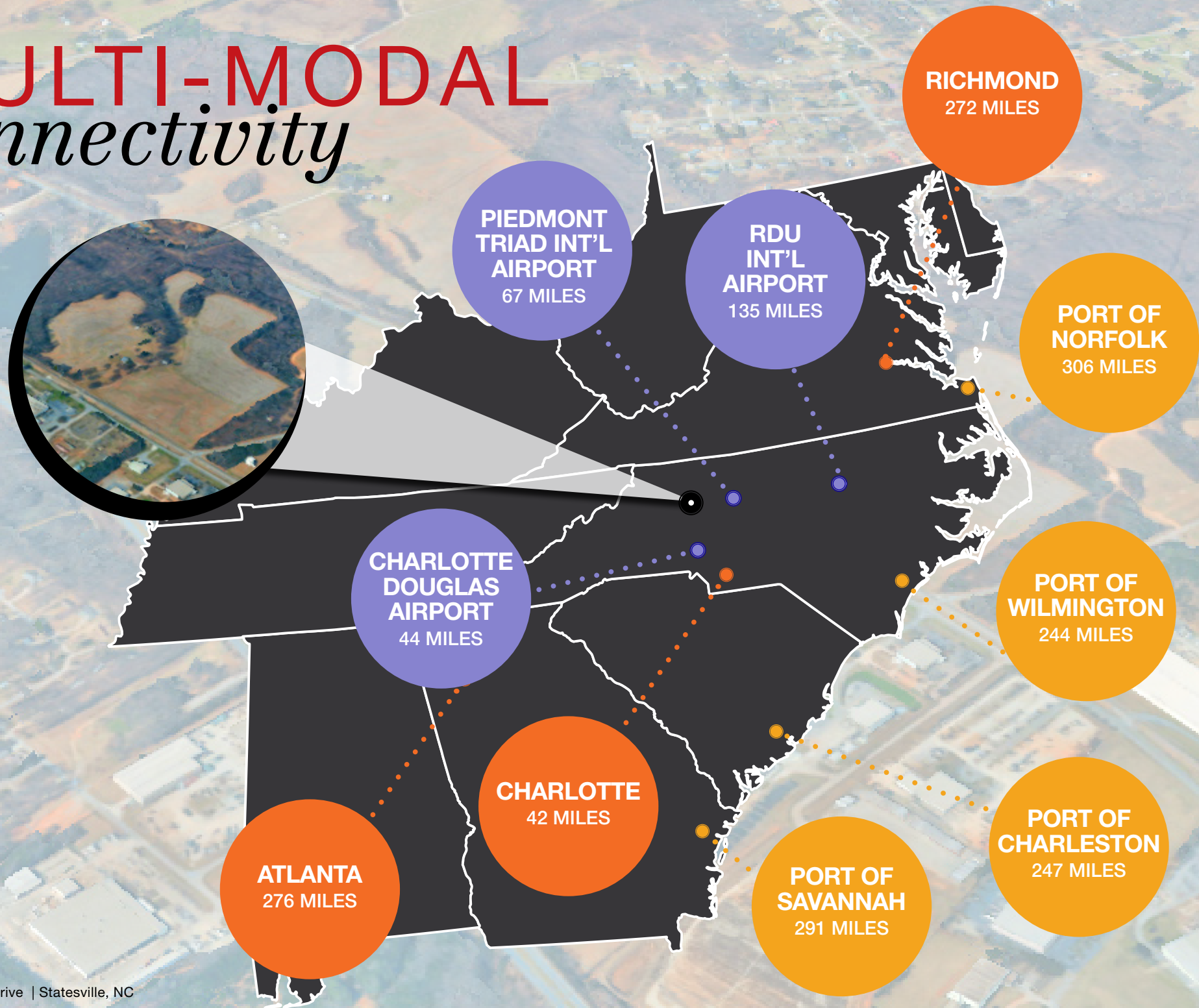
THINK IT.
MAKE IT.
MOVE IT.

The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.

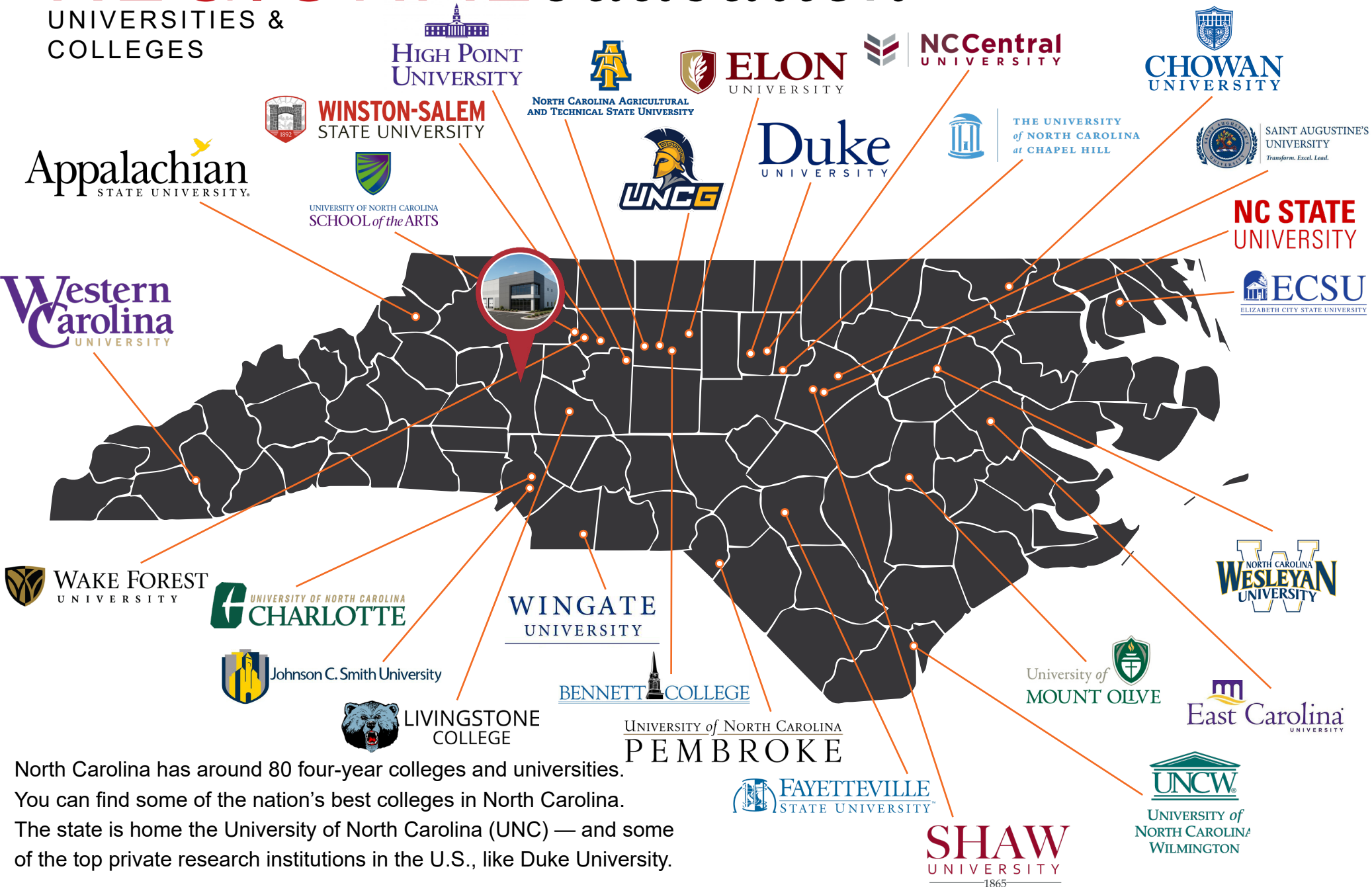


MULTI-MODAL *connectivity*



REGIONAL *education*

UNIVERSITIES &
COLLEGES



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

**BROKERAGE
DEVELOPMENT
INVESTMENTS**

NAI Piedmont Triad

FOR MORE INFORMATION, CONTACT:

NAI Piedmont Triad

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