

Property Name	1920 Flintstone Drive
Property Address	1920 Flintstone Drive
City and County	Statesville, Iredell
State	North Carolina
ZIP Code	28677
Latitude	EDC will add this info
Longitude	EDC will add this info
Land/Site Or Building?	Building
Minimum size (SF)	28,000
Maximum size (SF)	28,000
Property Subtypes / Property Types:	
Total building SF	28,000
Available SF	28,000
Minimum ceiling height	
Maximum ceiling height	20'
Drive-in doors?	Yes
Number of Drive in Doors	2
Loading docks?	Yes
Number of Docks	6
Cranes?	No
Number of Cranes	
Multi Tenant Building?	No
Air conditioning?	Yes
Sprinkler?	No
Heating?	Yes
Expandable?	No
Wet lab space?	No
Shell/spec building?	No
Clean room space?	No
Nearest Airport	Statesville Airport
Distance to Airport (miles)	5 miles
Nearest Interstate	I-40
Distance to Interstate (miles)	1 mile
Rail Access? (Yes, No)	No
Rail Provider	
Electric Service on Site? (Yes, No)	Yes
Electric Service Provider	City of Statesville
Water on Site? (Yes, No)	Yes
Water provider	City of Statesville
Sewer on site? (Yes, No)	Yes
Sewer provider	City of Statesville
Natural gas on site? (Yes, No)	Yes
Natural gas provider	Enbridge Gas
Fiber Access? (Yes, No)	Yes
Fiber Provider	Spectrum, AT&T
Industrial Park?	No
Direct Access to Navigable Waterways?	No

1920 Flintstone Drive, Statesville, North Carolina 28677

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MLS#: **4354081**
 Status: **ACT**
 Legal Desc: **Deed 1565 Book 997**

Category: **Commercial Lease**
 Parcel ID: **4734096322**

County: **Iredell**
 Acres: **2.23**

Lease \$: **\$16,000**

Complex Name:
 Comm Loc: **Other**

Tax Val: **\$609,000**

Zoning: **LI**
 Deed Ref: **1565 997**
 OSN: **Canopy MLS**



General Information

Type: **Warehouse/Office**
 Second Type: **Manufacturing**
 Sale/Lse Inc: **Building, Land**
 Documents: **Floor Plan**
 In City: **Yes**
 Restrictions: **No Restrictions**
 Rstrict Cmnts: **none**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1999**
 Const Status:
 Const Type: **Site Built**
 # of Bldgs: **1**
 # of Rentals: **1**
 # of Units:
 Baths Total:
 # of Stories: **1**

Square Footage

Total: **28,821**
 Min SF Avail: **28,821**
 Max SF Avail: **28,821**
 Min Lse#/SF: **\$4.72**
 Max Lse\$/SF: **\$4.72**
 Office SqFt: **3,726**
 Warehse SF: **25,095**
 Garage SF:

Additional Information

of Docks: **6** # DriveIn Drs: **2**
 Ceiling Hgt: **20X** Available Date:
 Flood Plain: **No**
 Road Front:
 Ownership:
 Rd Respons: **Privately Maintained Road**
 Addl Parcels:
 Lease Terms:

Rail Service: **No** # Bays:
 Sec Dep: Entry Lvl:

Parking Information

Main Lvl Garage: Garage: # Gar Sp: Carport: **No** # Carport Spc:
 Covered Sp: Open Prk Sp: **No** # Assg Sp: Tot Prk: **75**
 Driveway: Prkng Desc:

Features

Waterbody Nm:
 Fixtures Exclsn: **No** Lake/Wtr Amen: **None**
 Foundation: **Slab** Basement Dtls: **No**
 Accessibility: **2 or More Access Exits, Zero-Grade Entry** Fireplaces:
 Exterior Cover: **Block, Concrete, Metal** Construct Type: **Site Built**
 Road Surface: **Paved** Road Frontage: **Interstate 1 mi or less, State Road**
 Roof: **Metal** Patio/Porch:
 Security Feat: Other Structure:
 Suitable Use: **Industrial** Inclusions: **Building, Land**
 Utilities: **Electricity Connected, Natural Gas** Fire Sprinkler: **None**
 Tenant Pays: **All Utilities, Trash Collection**
 Floors: **Concrete, Tile**
 Property Feat: **Loading Dock, Reception Area**

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Central, Natural Gas** Cool: **Central Air**
 Restrictions: **No Restrictions - none**

Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

Public Remarks

Nice warehouse and office space convenient to I-40 & I-77. Fully heated and cooled. 10x12 & 12x14 Drive-In Doors. (6) 8x10 Dock doors w/levelers. Property is a portion of PIN 4734-09-6322.

Showing Instructions, Considerations, and Directions

Call Listing Agent, Do Not Disturb Tenant, Sign

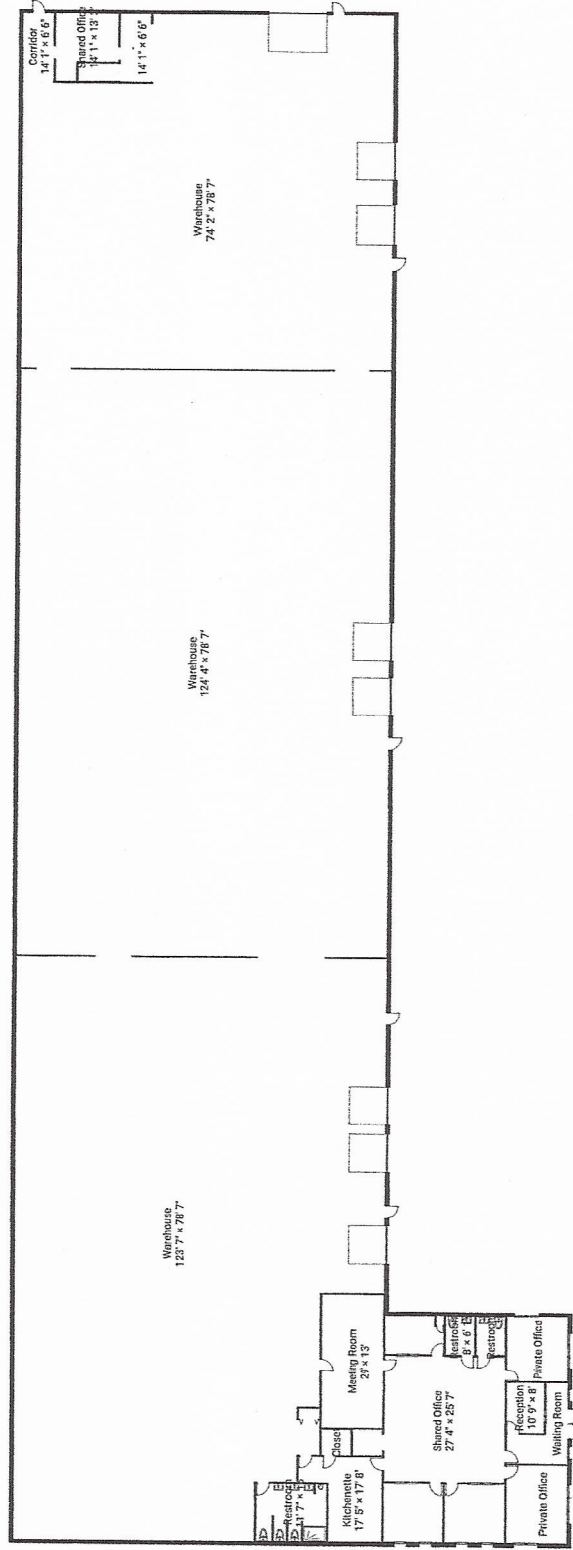
I-40 - Exit 148 at Hwy 90, then south on Hwy 90 to W. Front Street - turn left. Then left on Meacham Road. After crossing the railroad tracks turn right on Flintstone Drive (watch for signs). 1920 Flintstone Drive is at the end of the road.

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **12/31/2026**
 Mkt Dt: **03/26/2026**
 Agent/Own: **Yes** DDP-End Dt:
 For Appt Call: **800-746-9464**
 List Agent: **Karen Clark (30772)** List Agreemnt: **Exclusive Right To Lease**
 List Office: **Troutman Realty, LLC (11131)** Agent Phone: **919-721-0100**
 Seller Name: **Owner of Record** Office Phone: **919-721-0100**
 Web URL: Full Service: **Full Service**

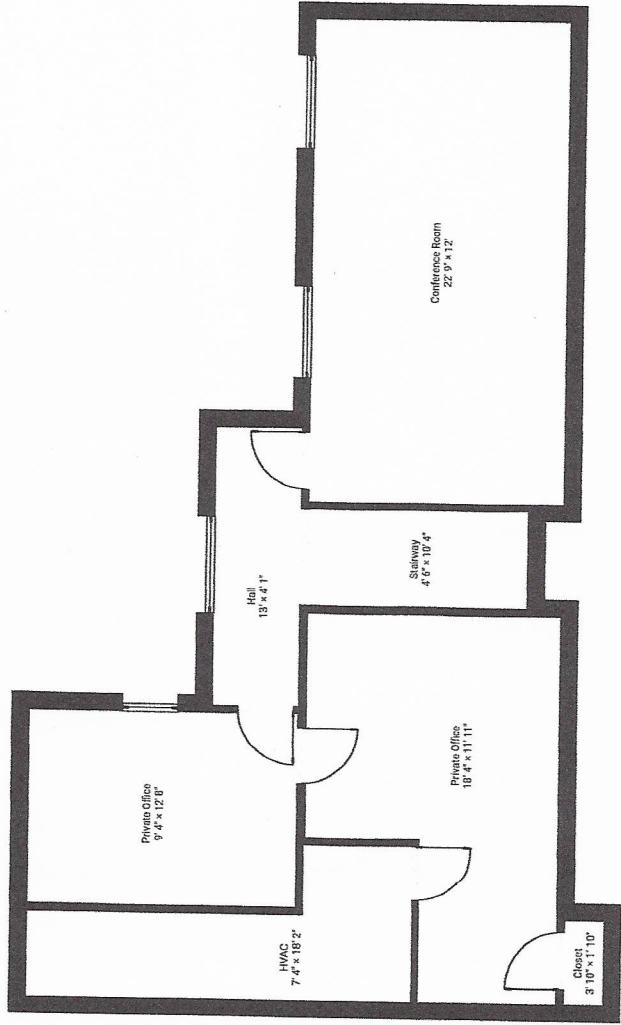
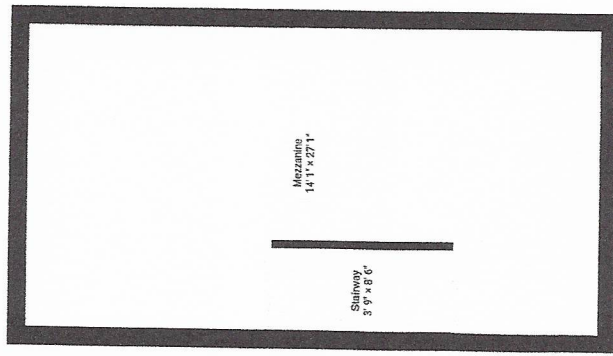
▼ 1st Floor

ROOMS: 24

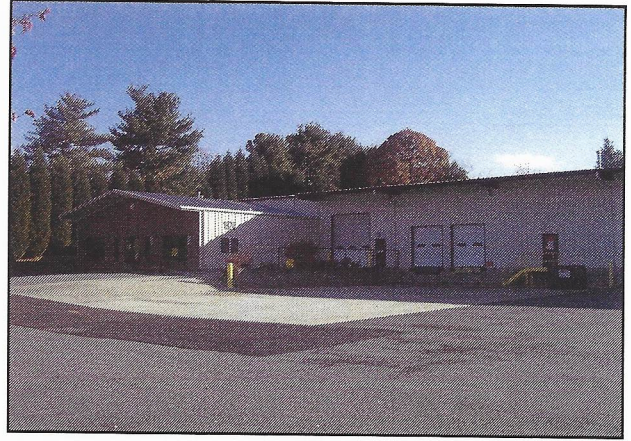
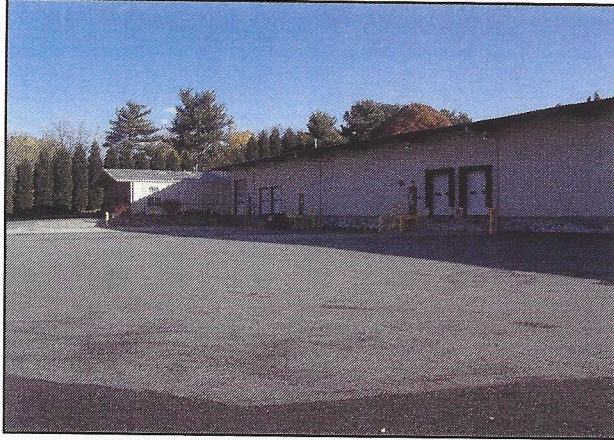


▼ 2nd Floor

ROOMS: 9



FOR LEASE



1920 Flintstone Drive, Statesville, NC

WAREHOUSE SPACE: 25,095 sq. ft.

OFFICE SPACE: 3726 sq. ft.

10x12 & 12x14 Drive-In Doors

(6) 8 x 10 Dock Doors w/Levelers

Central Heat & Air

20' Eaves - Clear Span

CONTACT:

Dan Troutman

TROUTMAN REALTY LLC

704-902-9245

704-873-5233