

# 258/260 AVIATION DR

STATESVILLE, NORTH CAROLINA 28677

VISIT PROPERTY WEBSITE  
**258AVIATION.COM**



## OFFERING MEMORANDUM



**BOSTON  
REID and co.**

COMPASS  
COMMERCIAL



# PROPERTY DETAILS

Prime Class A industrial investment opportunity in a strategically advantageous location near Statesville Regional Airport, featuring sophisticated manufacturing capabilities suited for a variety of operations. Currently housing ADDMAN Group, the building has reliable tenancy with proven income with renewal options. The asset is positioned as a stable industrial investment as the region continues to attract high-tech manufacturing operations near I-40, I-77, and Statesville Regional Airport.

<b>Address</b>	258/260 Aviation Drive Statesville, NC 28677
<b>Square Footage</b>	+/- 58,704 SF Warehouse +/- 13,955 SF Two-Story Office +/- 1,918 SF Basement +/- 4,456 SF Mezzanine (*Not included in total SF) <b>+/- 74,577 SF Total</b>
<b>Lot Size</b>	6.0 Acres
<b>Zoning</b>	LI (Light Industrial)
<b>County</b>	Iredell County
<b>Year Built</b>	1999/2014
<b>Power</b>	Heavy Power
<b>Doors</b>	2 Large Truck Bay Areas 10 Drive-In Doors
<b>Tenant</b>	ADDMAN Group
<b>Utilities</b>	Public Water: West Iredell Water Co., Septic Tank, Electric: Energy United, Gas: Dominion Energy, Internet: Spectrum

**\$11,750,000**  
ASKING PRICE

# BUILDING FEATURES

- Class-A, Best in Market Building Finishes
- Heavy Power
- 2 Large Truck Bay Areas
- 10 Drive-In Doors
- Fully Conditioned Building
- 10 Drive-In Doors
- Fully Conditioned Building
- Fully Sprinkled
- Elevator
- 2 Conference Rooms
- 18 Offices
- 1 Training Room
- 1 Shared Workspace
- 2 Lobbies giving Potential for 2 Separate Units
- 2 Kitchens
- ESD/Epoxy Floor (Electrostatic Discharge)
- Gated Parking
- Secured Entry from Lobby
- ITAR Registered Tenant



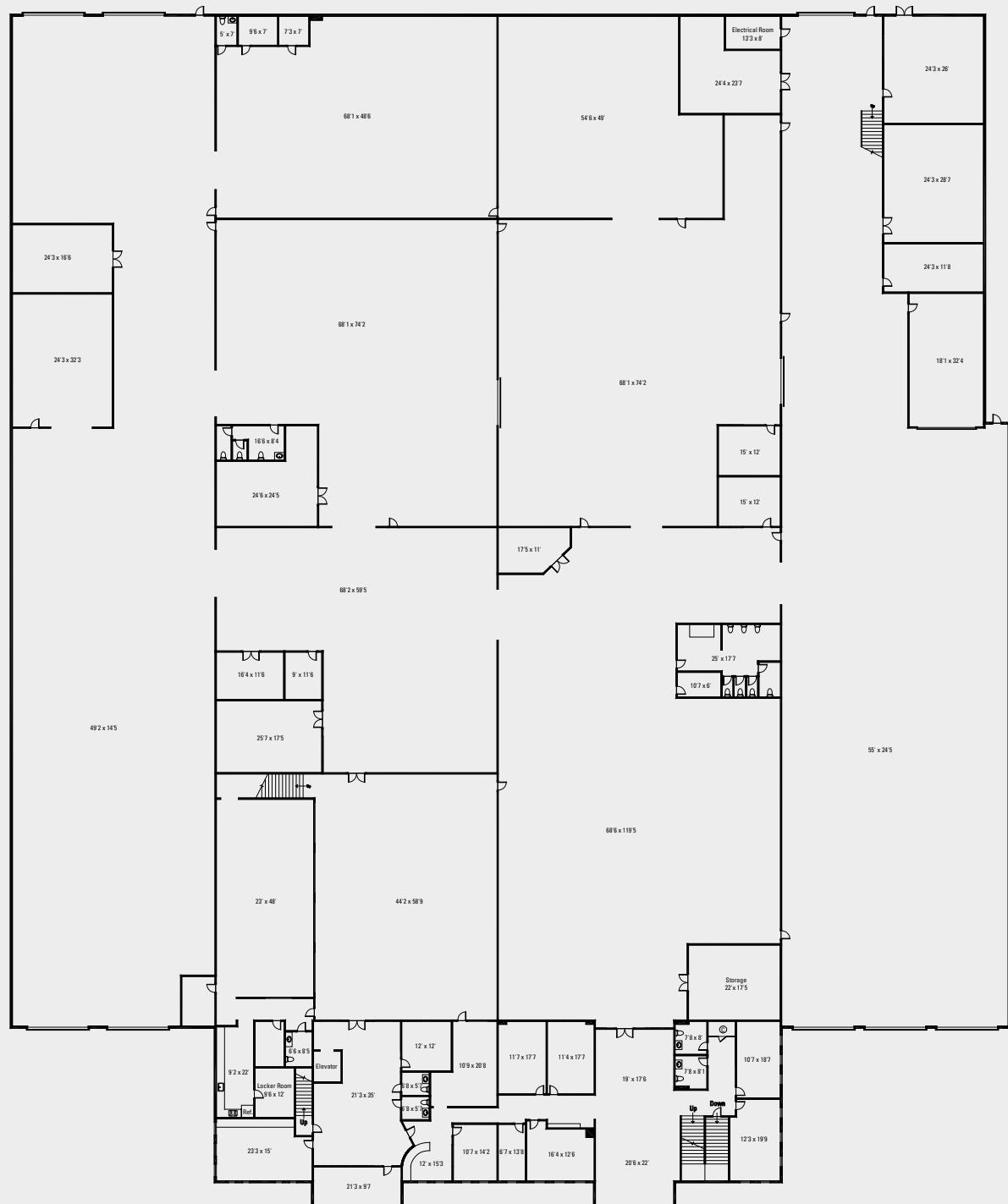
# FLOOR PLAN

**OFFICE**  
13,955 SF

**1ST FLOOR - 7,150 SF**

**WAREHOUSE**  
58,704 SF

## FIRST FLOOR



# FLOOR PLAN

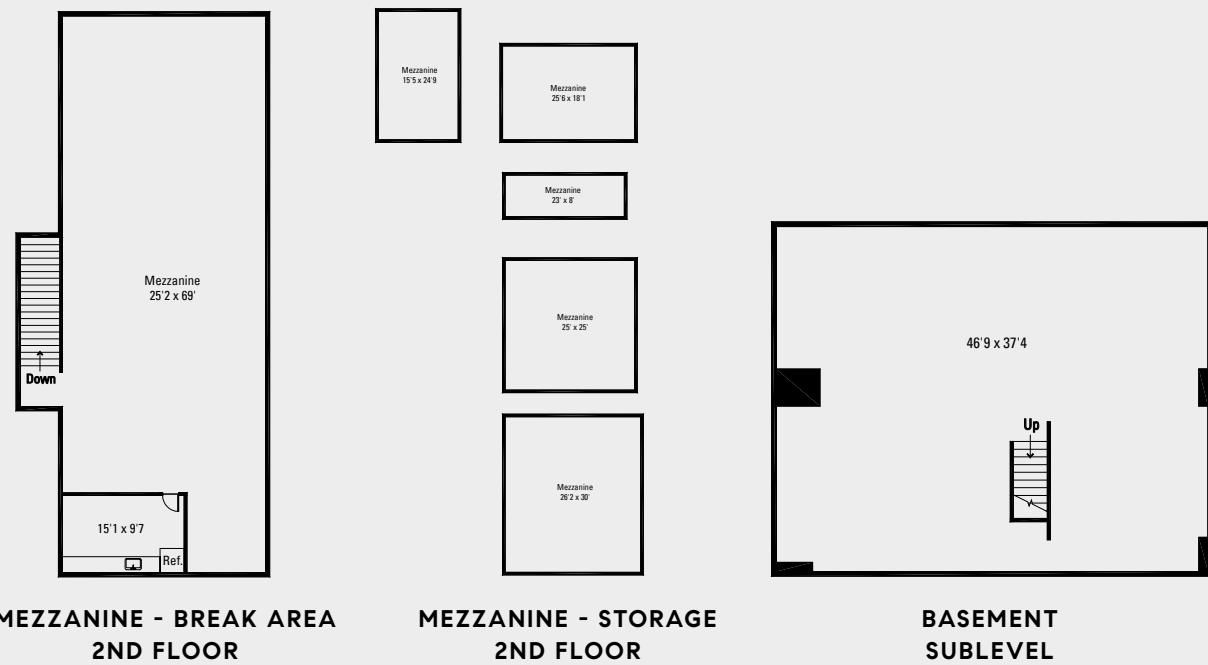
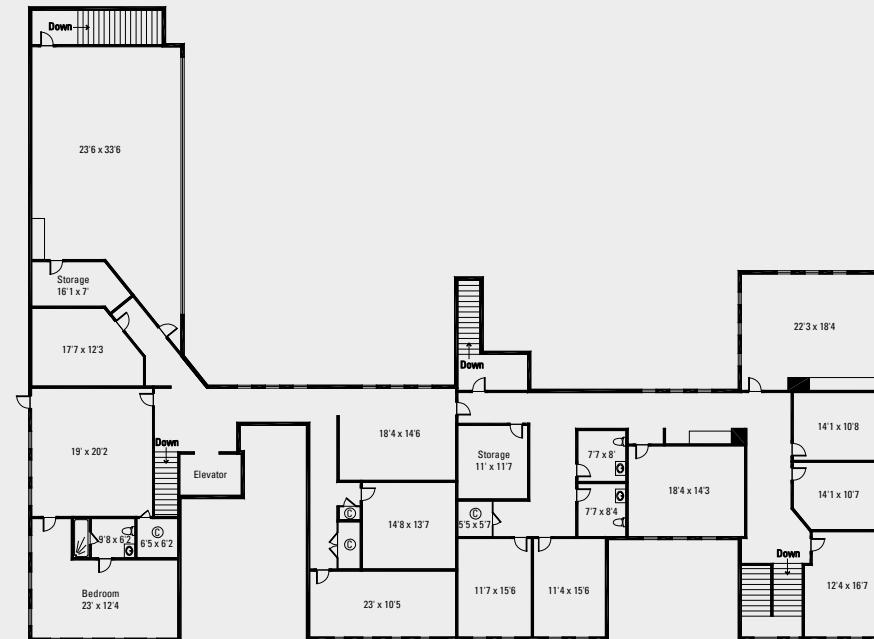
**OFFICE**  
13,955 SF

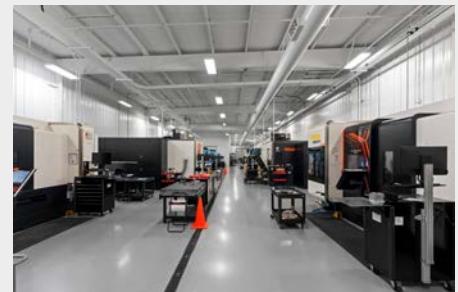
**2ND FLOOR - 6,805 SF**

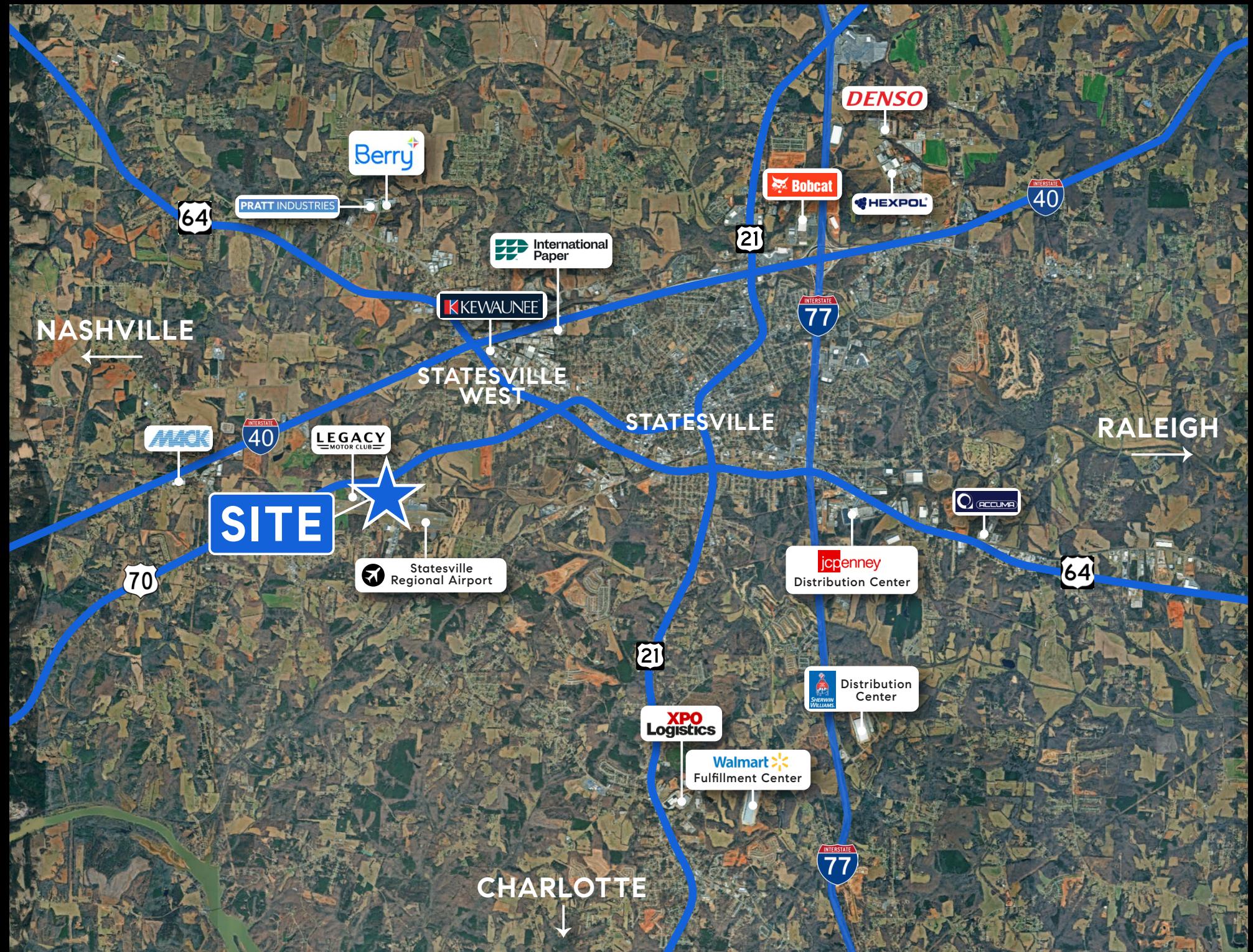
**MEZZANINE - BREAK AREA**  
2,012 SF

**MEZZANINE - STORAGE**  
2,444 SF

**BASEMENT**  
1,918 SF







# STATESVILLE

NORTH CAROLINA

Statesville, North Carolina is strategically positioned 42 miles north of Charlotte serving as a significant manufacturing hub with over 300 companies specializing in racing, automotive, aerospace, defense, and advanced manufacturing. The state's manufacturing appeal stems from its fourth-ranked workforce nationally, robust infrastructure, and political consensus supporting business development. North Carolina has captured CNBC's top ranking for **America's Top State for Businesses** for the third time in four years, driven by its strong economy, world-class workforce, and business-friendly environment that attracts major manufacturers like Bobcat Company, Sherwin-Williams, DENSO, and Berry Global to the Statesville area.



# TENANT OVERVIEW

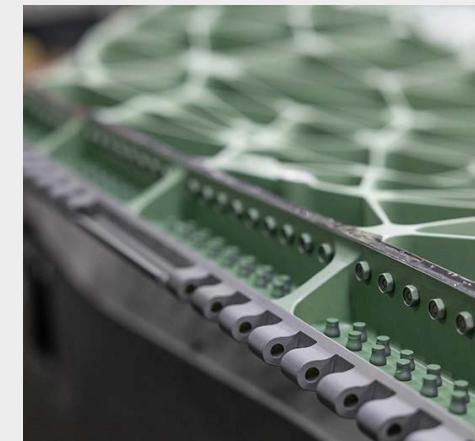


ADDMAN Group is a manufacturing company founded in 2021 and owned by American Industrial Partners (AIP), a private equity firm that has built a comprehensive advanced manufacturing platform through strategic acquisitions.

The company combines additive manufacturing, CNC machining, and injection molding under one roof, positioning itself as an engineering-centric, additive-enabled manufacturing partner rather than purely a 3D printing service provider. ADDMAN has aggressively expanded through acquisitions, including CASTHEON, Dinsmore and HARBEC, and most recently Keselowski Advanced Manufacturing in September 2024, which connects directly to the Statesville Aviation Drive facility.

The company's mission is simplifying manufacturing processes, enabling companies to bring their ideas to life faster through seamless transitions from prototyping to production. Backed by AIP's industrial expertise and portfolio of companies generating over \$28 billion in annual revenue, ADDMAN represents a well-capitalized platform consolidating advanced manufacturing capabilities to serve high-value industrial markets with speed, precision, and reliability at every stage of the go-to-market cycle.

ADDMAN Group takes a forward-thinking approach, investing ahead of demand to ensure manufacturing capacity is always ready when our customers need it most.



READ MORE ABOUT  
**ADDMAN GROUP'S**  
**ACQUISITION OF KAM**  
MAKING IT THE LARGEST METAL AM  
SERVICE PROVIDER IN NORTH AMERICA

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