

INNOVATION PARK



FOR LEASE
Build-to-Suit Opportunity
75,000-250,000 SF



Business Park Drive
Statesville, NC 28677

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Innovation Park at a Glance

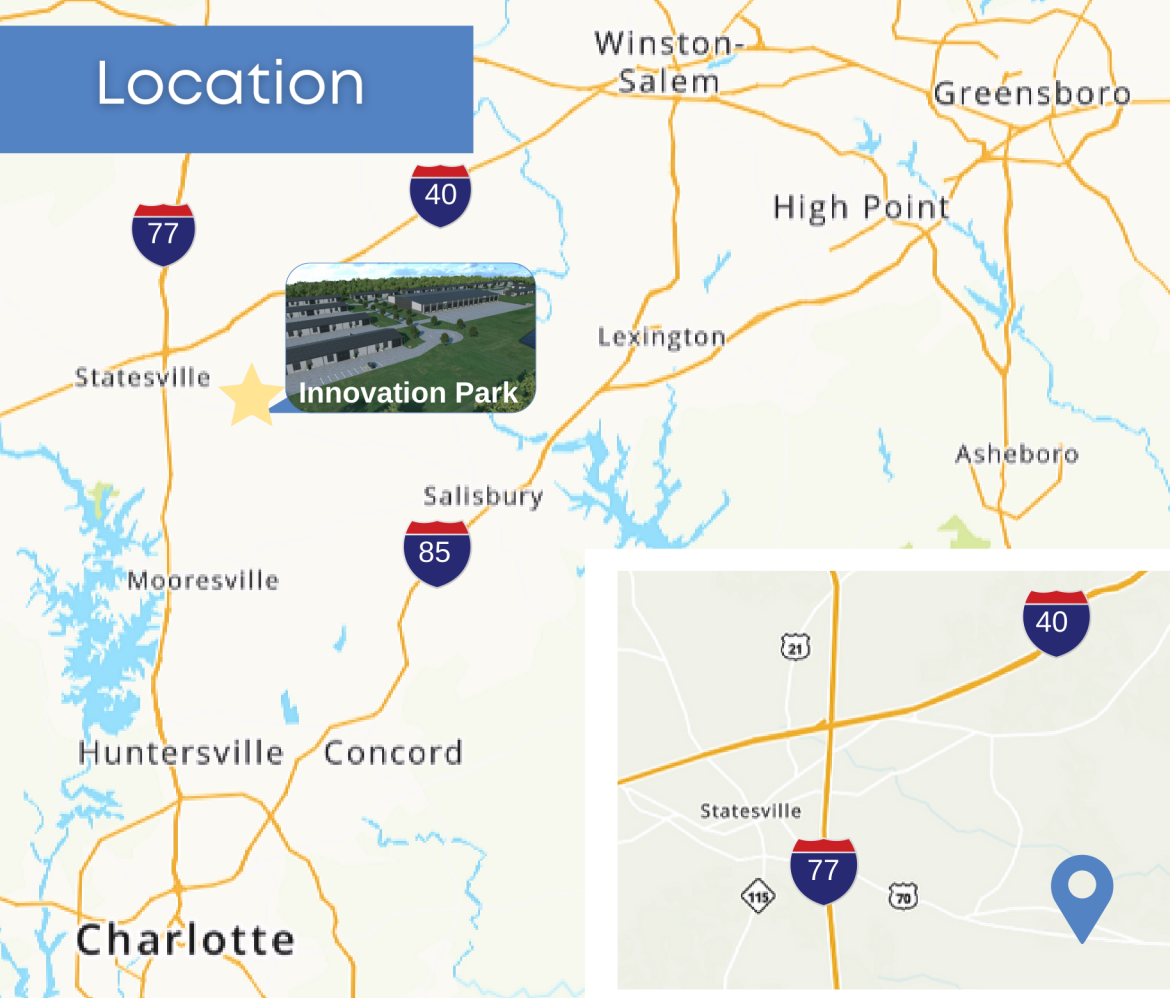
Located in the fastest growing corridor of Charlotte Metro area in Statesville, North Carolina. Located less than 5 miles from Interstate 77 and Interstate 40 and 25 minutes from Interstate 85. The 100-acre upscale Business Park is being developed with 12k-250k square foot buildings for lease.

Innovation Park is being built for small/medium-sized or satellite locations for Fortune 500 companies serving the fast growing Statesville market.

Providing the first Class A Business Park in Statesville that will offer leasable spaces between 4k-250k square feet. Innovation Park will be developed with usability and accessibility being the main focus.

- **> 5 miles from I-77 and I-40**
- **25 minutes from I-85**
- **100-Acre Class A Business Park**
- **75k-250k SF Build-to-Suit Option**
- **12k SF buildings for lease**

Location



Park Features

- 100 Acre Industrial Business Park
- Located in Iredell County
- Zoned HI
- Class A Business Park
- Building size ranges 12,000-250,000 SF
- 12,000 SF Buildings - Interior upfit available
- 75,000 SF Building - Build-to-Suit
- 250,000 SF Building - Build-to-Suit
- Drive-In Doors
- Stucco exterior & designer landscaping
- Accessibility w/ wider roads & larger parking lots
- Plenty of turn radius for Semi's
- The park will be serviced by City of Statesville water, sewer and power
- Fire and Safety services provided by the City of Statesville

The accessibility to all 3 major highways in North Carolina makes Innovation Park the perfect location for warehousing and distribution. Companies looking for a location with direct access to the major crossroads of I-77 and I-40 have found the ideal location. Innovation Park being located on Highway 70 makes connecting to Interstate 85 very easy.

MAJOR ROADS	MILES
	5 miles
	5 miles
	20 miles



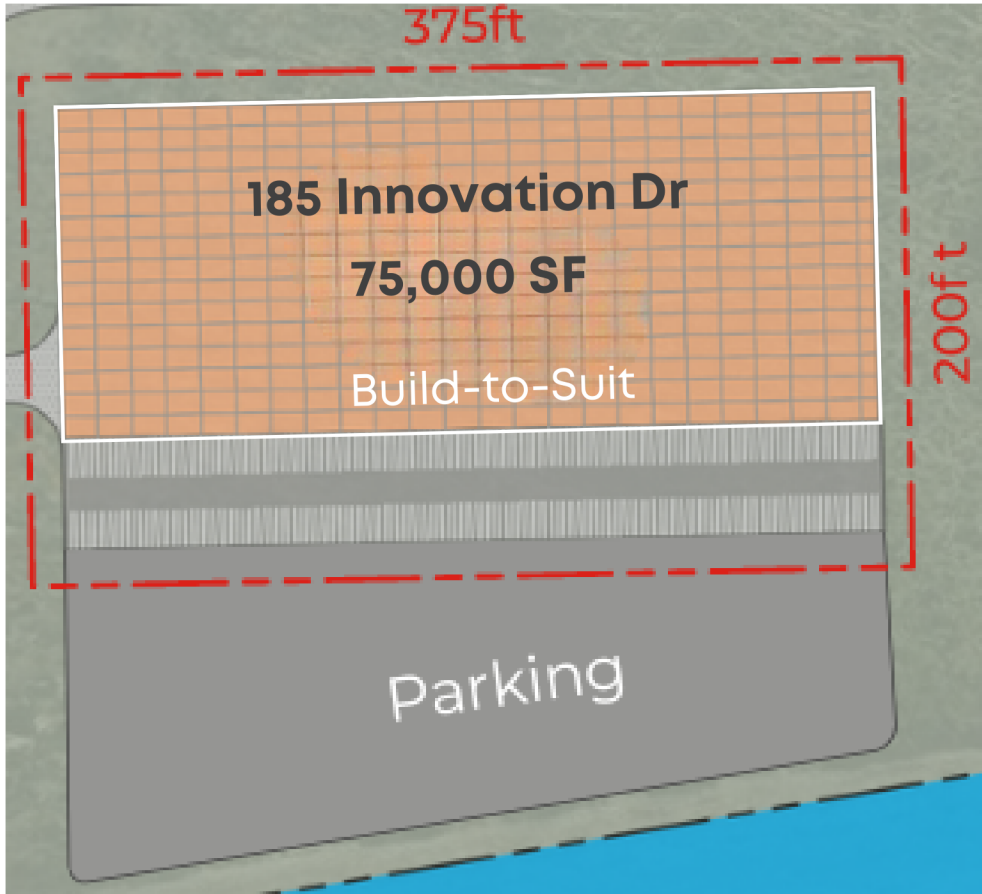
Site Plan

100 acre Class A Industrial Business Park



Site Plan

Build-to-Suit 75,000 SF Building



Building

A

Up to 75,000 SF

1.5+ Acres

