

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.

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

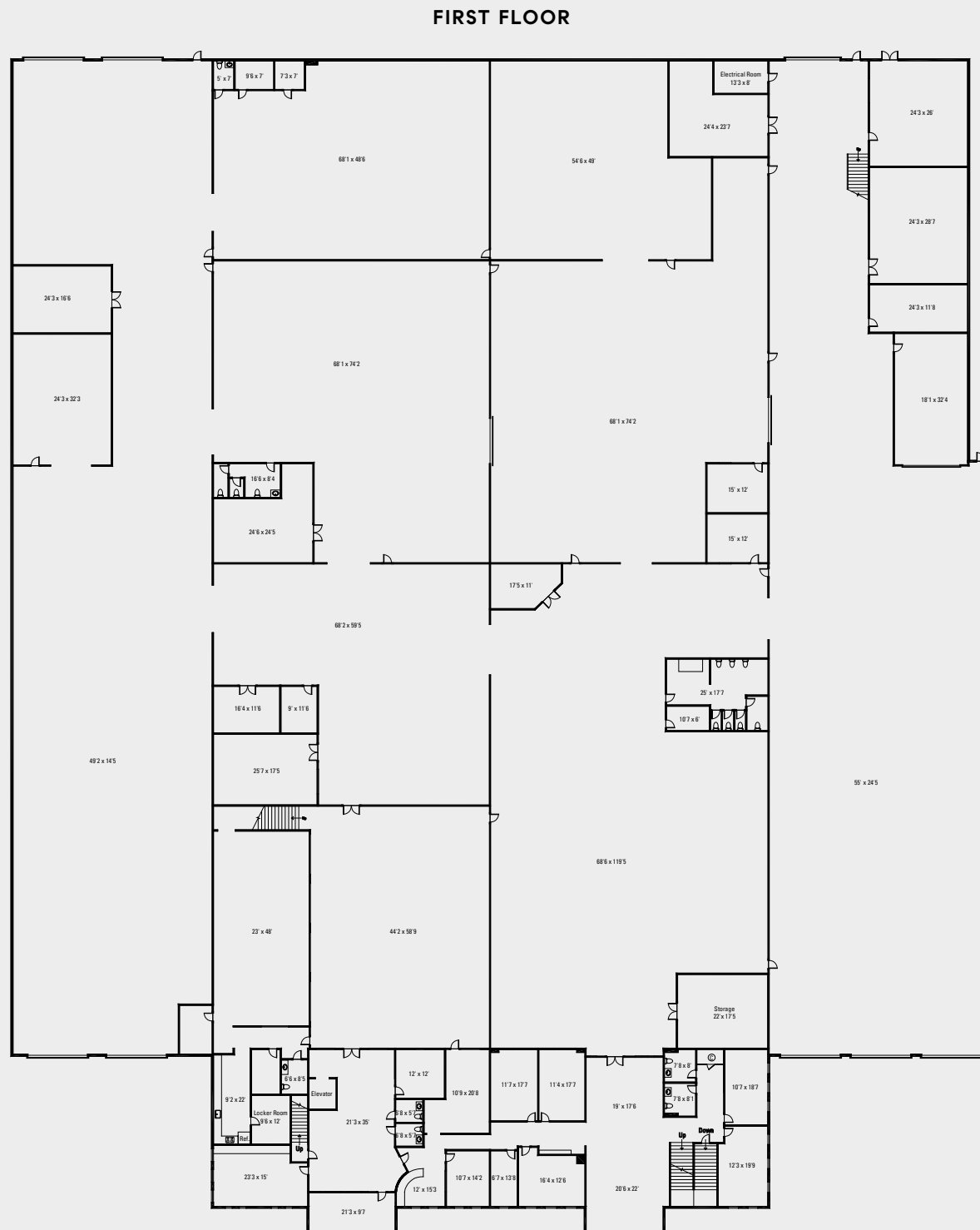
\$11,500,000
ASKING PRICE

BUILDING FEATURES

- Class-A, Best in Market Building Finishes
- Heavy Power
 - 258 Building 1,200 Amps (480V/277V - 3 Phase)
 - 260 Building 1,000 Amps (480V/277V - 3 Phase)
- 2 Large Truck Bay Areas
- 10 Drive-In Doors
- Fully Conditioned Building
- Fully Sprinkled
- 2 Conference Rooms
- 18 Offices
- 1 Training Room
- 1 Shared Workspace
- 2 Lobbies Giving Potential for 2 Separate Units
- 2 Kitchens
- Elevator
- ESD/Epoxy Floor (Electrostatic Discharge)
- Gated Parking
- Secured Entry from Lobby
- ITAR Registered Tenant



58,704 SF



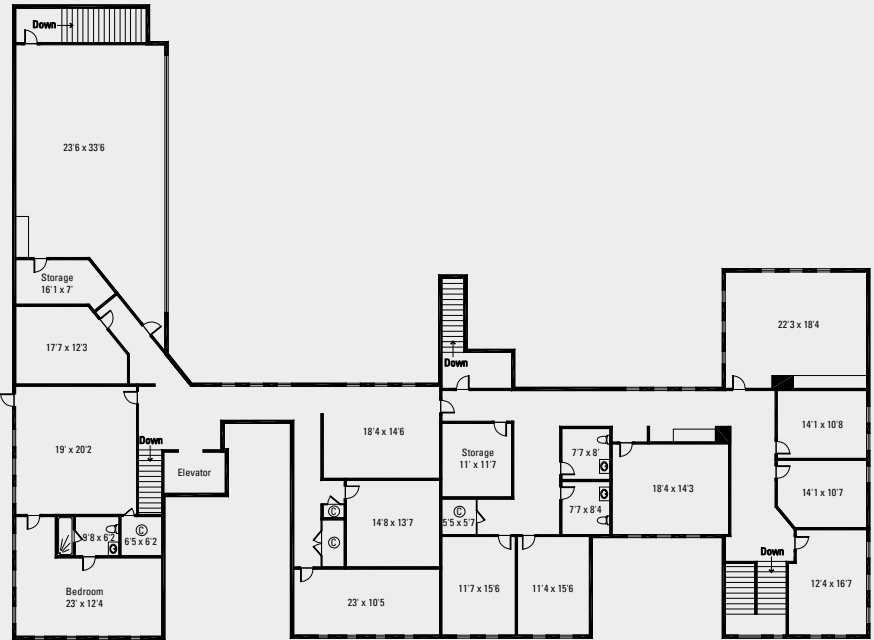
FLOOR PLAN

OFFICE
13,955 SF
2ND FLOOR - 6,805 SF

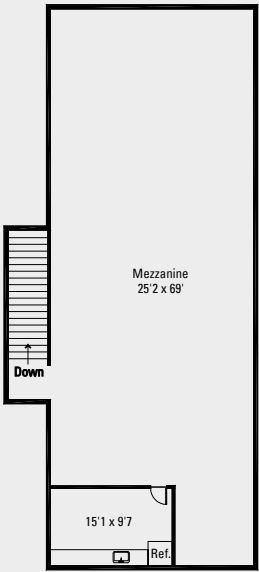
MEZZANINE - BREAK AREA
2,012 SF

MEZZANINE - STORAGE
2,444 SF

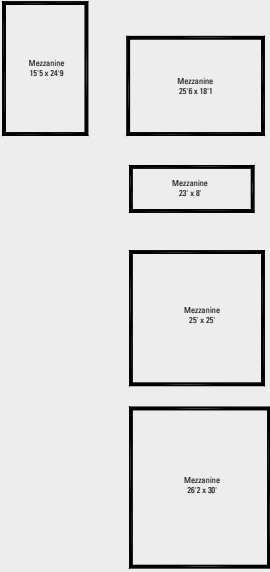
BASEMENT
1,918 SF



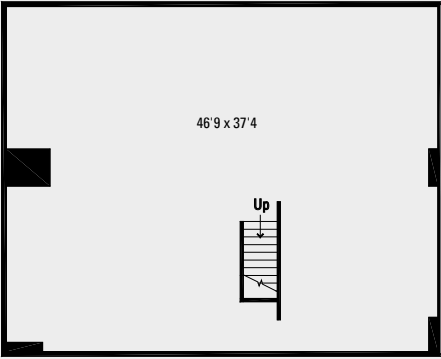
OFFICE
2ND FLOOR



MEZZANINE - BREAK AREA
2ND FLOOR

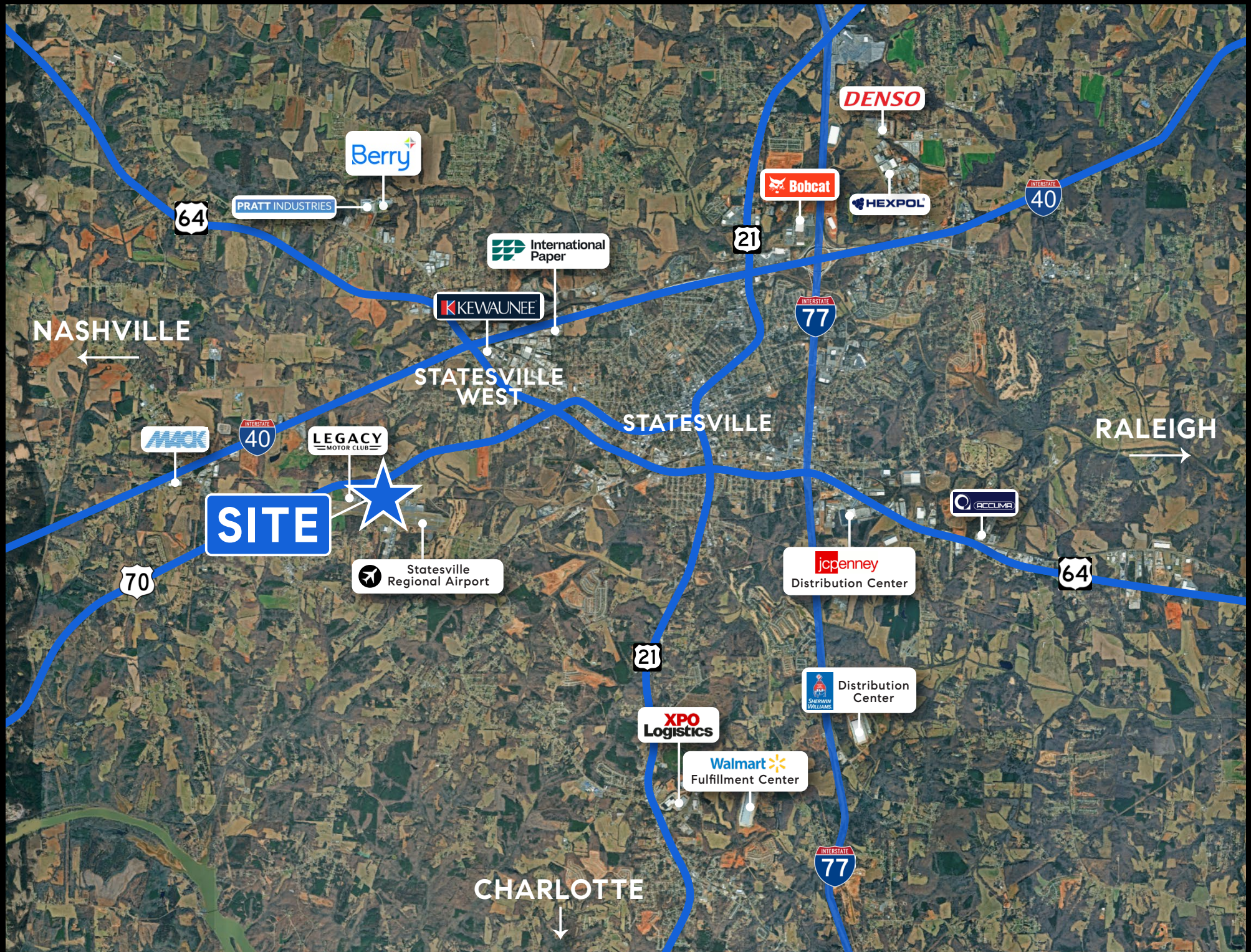


MEZZANINE - STORAGE
2ND FLOOR



BASEMENT
SUBLEVEL





NASHVILLE

RALEIGH

CHARLOTTE

SITE

Berry

PRATT INDUSTRIES

International Paper

KKEWAUNEE

Bobcat

DENSO

HEXPOL

MACK

LEGACY MOTOR CLUB

Statesville Regional Airport

JCPenney Distribution Center

Sherwin Williams Distribution Center

XPO Logistics

Walmart Fulfillment Center

ACCUMA

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

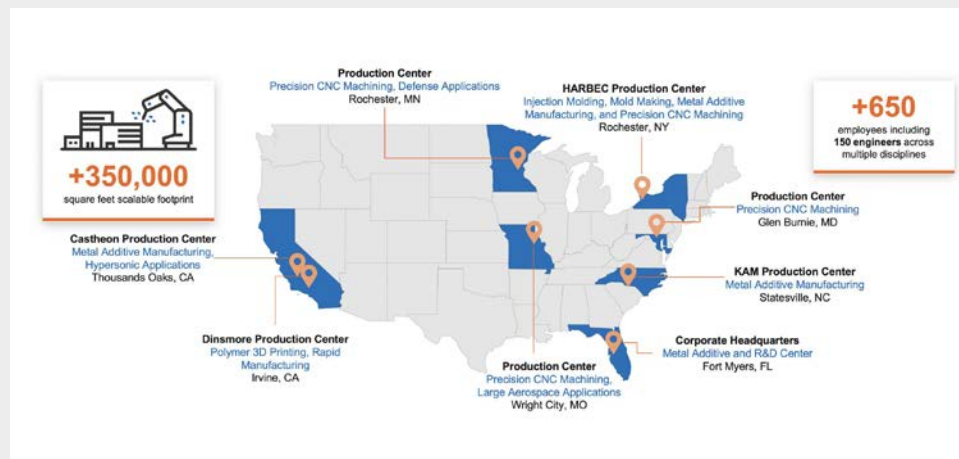
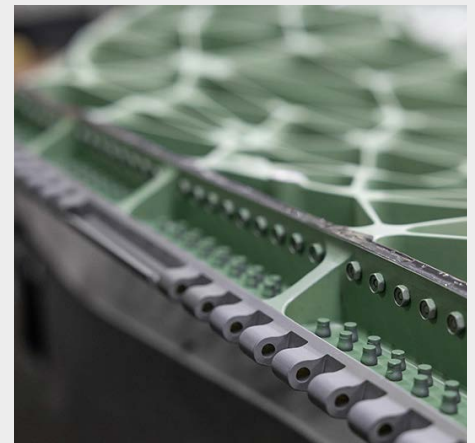


ADDMAN Group is a manufacturing company founded in 2021 and owned by American Industrial Partners (AIP), a private equity firm that has built a comprehensive advanced manufacturing platform through strategic acquisitions.

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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