

STATESVILLE

201 Phoenix St.
Statesville, NC 28677

INDUSTRIAL SITE

OVERVIEW

The property spans approximately 10 acres, zoned for industrial use with a large concrete pad from previous building that was removed. Fenced location ideal for storage or redevelopment with heavy power available at the site. Located between I-77 (exit 49A) and I-40 (exit 148) it has easy access via Hwy 70 or Hwy 64. Ideal laydown / trailer parking area.

STRATEGIC LOCATION

- I-77 less than 4 miles
- I-40 less than 2 miles
- I-85 less than 30 miles

AIRPORTS 30 MILES OR LESS

- Statesville Regional, Concord Regional, & Charlotte Douglas International

PORTS WITHIN A DAYS DRIVE

- Wilmington, Charleston, Savannah, Morehead City, Brunswick, Jacksonville, Norfolk, Baltimore, & Newark _ New York & New Jersey

\$125K / Acre

PROPERTY SPECIFICATIONS

- +/- 10 Acres
- Zoned Light Industrial
- Fenced
- Concrete Covered Area +/- 4 acres
- Est. Trailer Parking 145 spaces
- Utilities _ City of Statesville
- Potential re-development site

With close proximity to I-40 and I-77 this is a great opportunity to locate an outdoor storage use with the ability to rebuild a structure on the existing slab. Statesville is limited in Industrial Zoned properties as recent activity has absorbed developable land and most existing sites are showing little vacancy.

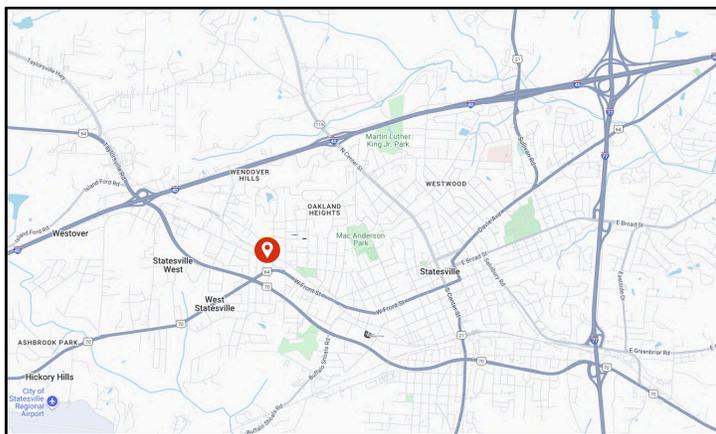
A GREAT PLACE FOR BUSINESS

North Carolina's state-controlled highway mileage makes it the 2nd largest highway system in the country. Iredell County is the center point in the State where Interstates 40 and 77 intersect. Our region has 72 percent of the U.S. population within 2-day trucking time, ability to reach major ports in a day, and a skilled workforce to employ.

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ZONED LIGHT INDUSTRIAL

- +/- 10 Acres
- Re-Development Site
- Concrete Pad Area
- City Utilities to Site
- Fenced
- Heavy Power to Site

LOCATED IN CLOSE PROXIMITY TO MAJOR ROADWAYS, REGIONAL & INTERNATIONAL AIRPORTS, AND MAJOR EAST COAST PORTS

 Less than 2 miles from exit 148 (30 minutes from Hickory)

 Less than 4 miles from 49A (30 minutes from Charlotte)

