

**FOR  
LEASE**

**52,080 - 114,580 SF  
industrial  
available**



# STATESVILLE COMMERCE CENTER

146 E. Barkley Rd, Statesville, NC 28677

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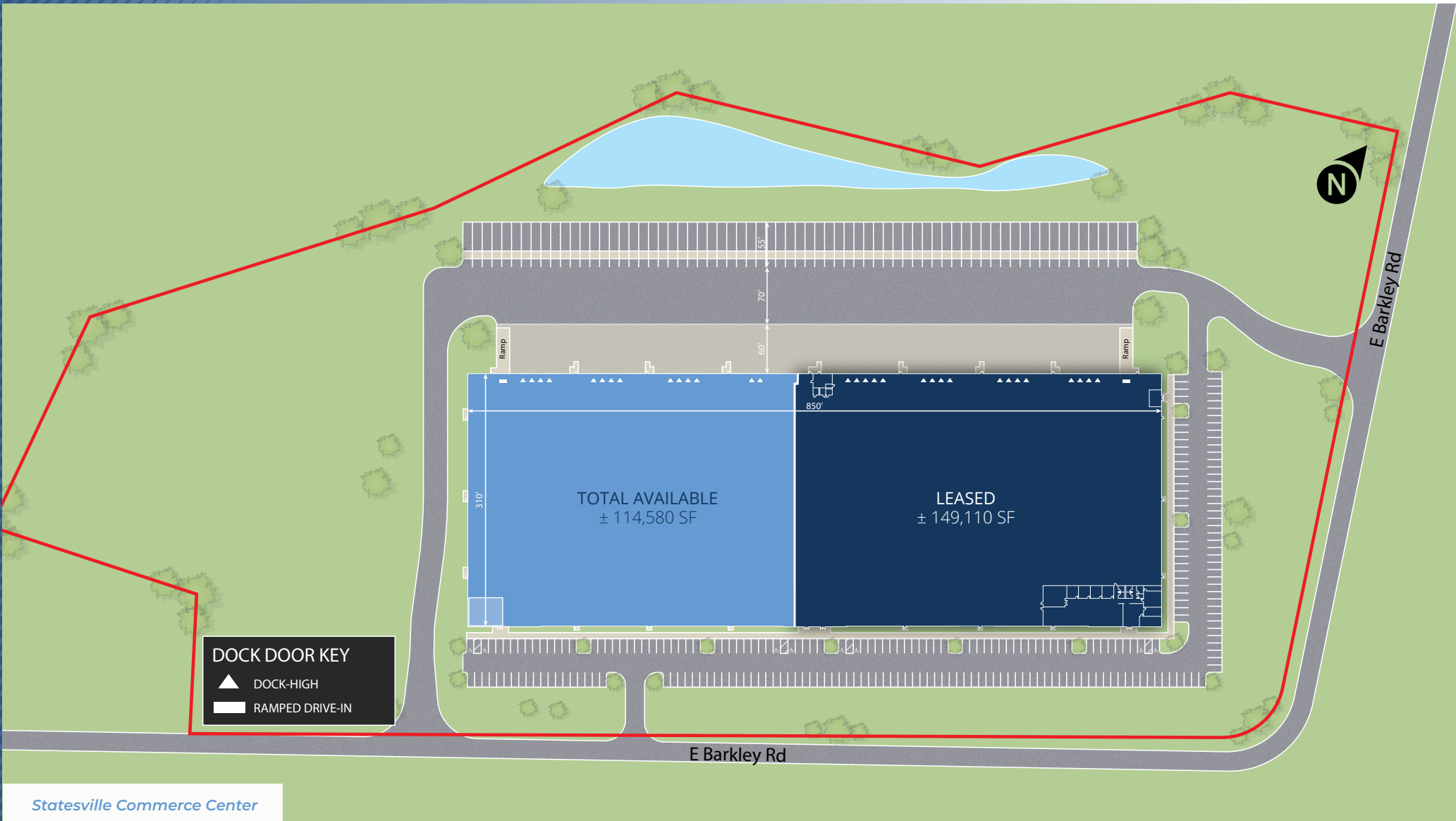
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**Colliers**



# SITE PLAN

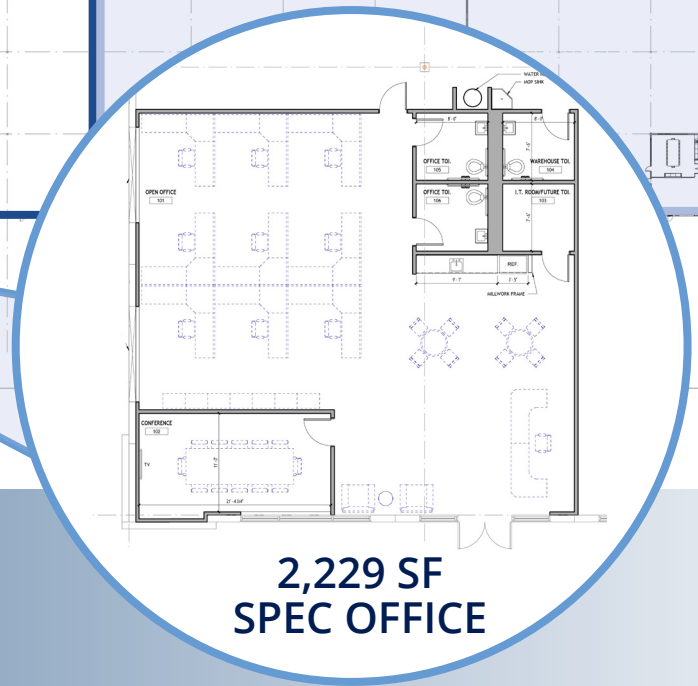
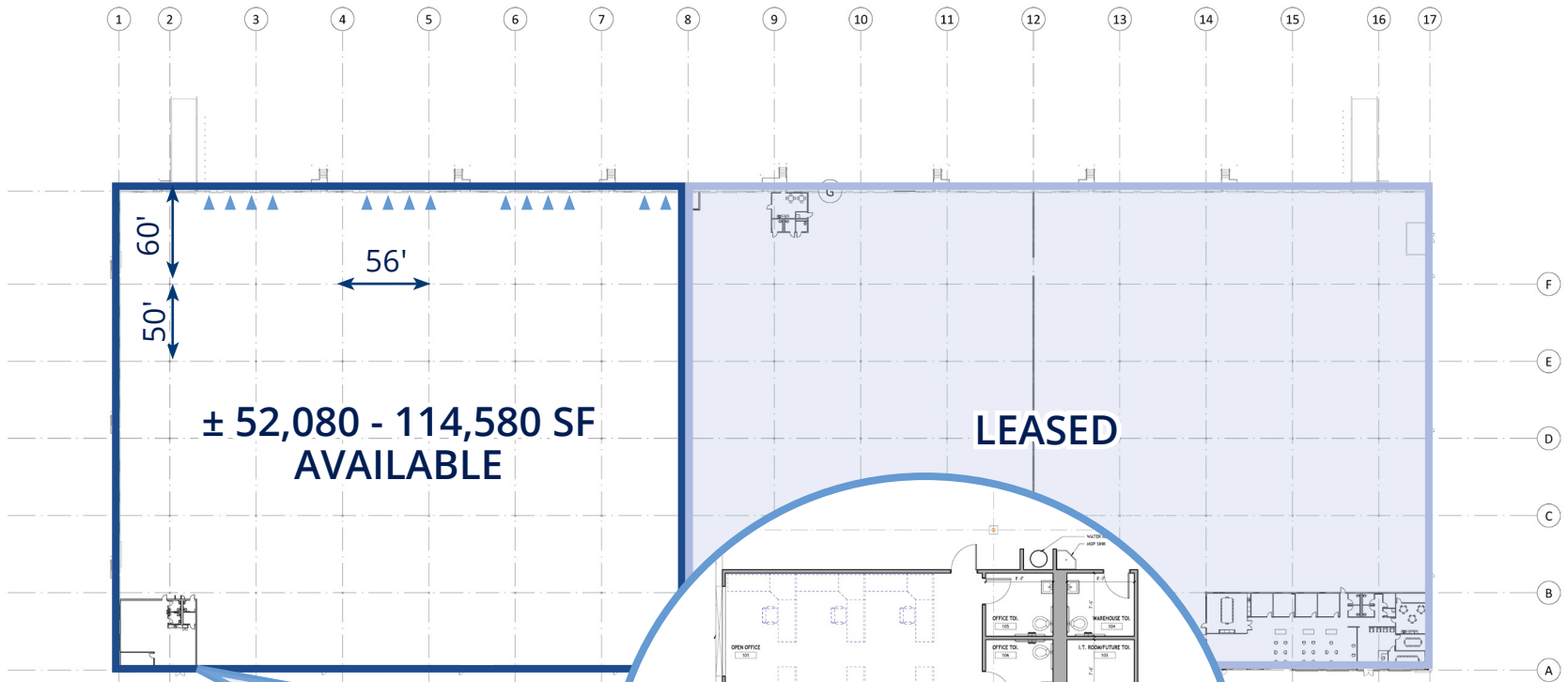


# PROPERTY OVERVIEW



<b>Available SF</b>	± 52,080 - 114,580 SF
<b>Office</b>	2,229 SF
<b>Building Size</b>	310' x 850'
<b>Site Size</b>	± 20 Acres
<b>Zoning</b>	Heavy Industrial (City of Statesville)
<b>Truck Court Depth</b>	185'
<b>Parking</b>	± 104 Auto ± 31 Trailer
<b>Column Spacing</b>	56' x 50'; 60' speed bay
<b>Clear Height</b>	32'
<b>Dock High Doors</b>	14 Dock Doors (9' x 10') 7 Future Doors; 6 Full Dock Packages
<b>Drive In Door</b>	1 (14' x 16')
<b>Power</b>	400 AMP, 277/480V w/ (1) 1200 AMP switchboard (Ability to Upgrade)
<b>Lighting</b>	LED w/ motion sensors at FC
<b>Heating</b>	Gas-fired unit heaters
<b>Flooring</b>	6" Concrete w/ 10 mil vapor barrier, 4,000 PSI unreinforced outside speed bay
<b>Utility Providers</b>	Electric Provider: City of Statesville Natural Gas: Enbridge Water Provider: City of Statesville Wastewater Provider: City of Statesville

# FLOOR PLAN



2,229 SF  
SPEC OFFICE

# SITE ACCESS

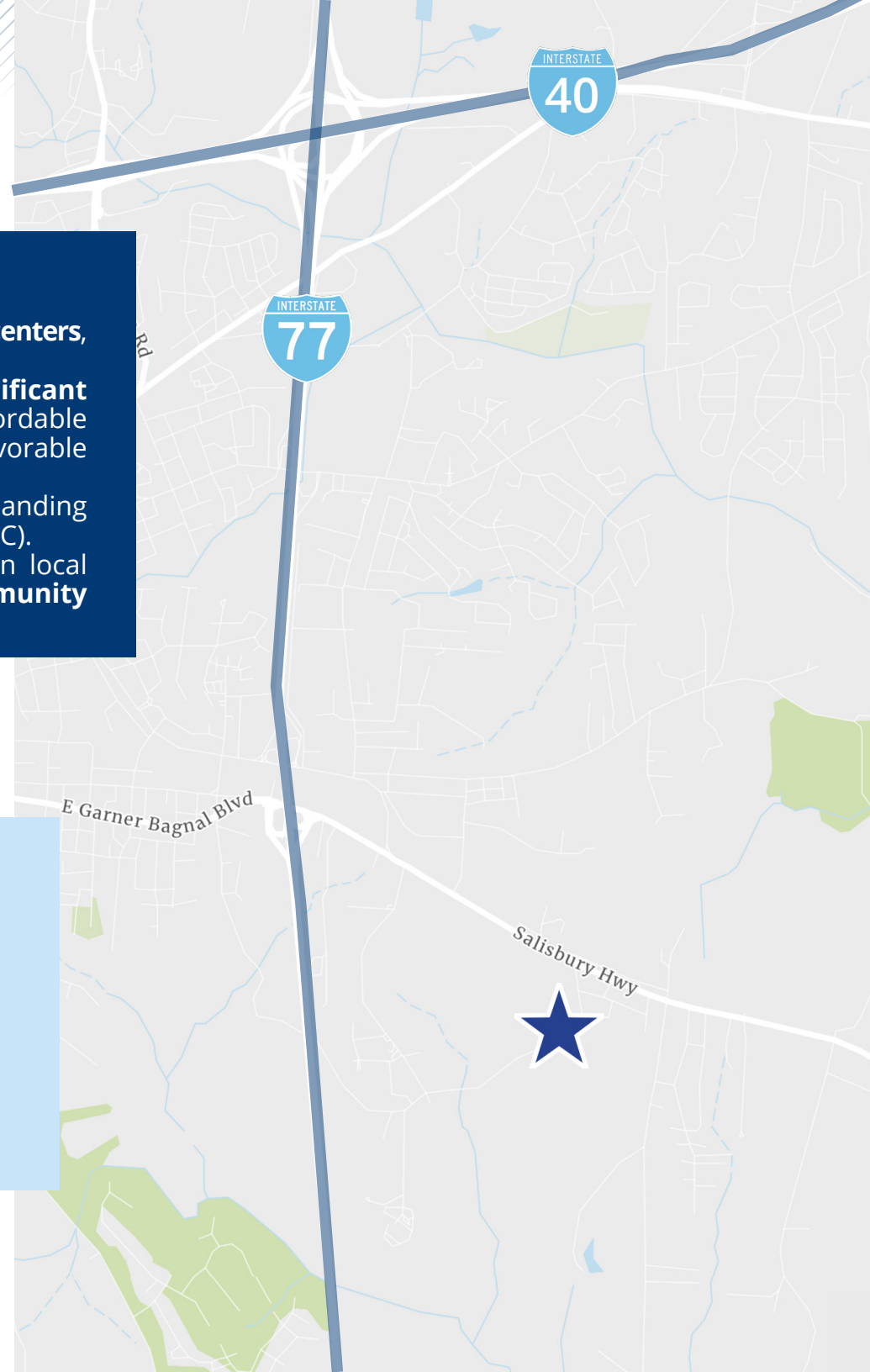


## Premier Location

	1 Mile	Hickory	34 Miles
	4 Miles	Charlotte	41 Miles
	25 Miles	Charlotte Douglas International Airport	45 Miles
	31 Miles	Winston-Salem	46 Miles
	93 Miles	Greensboro	73 Miles



# PREMIER LOCATION



## Driving Economic Growth in 2025

- Successful **recruitment of large companies and distribution centers**, bolstering the local tax base and employment opportunities.
- NC's **supportive business climate** offers companies a **significant financial edge**, with the lowest corporate income tax rate, affordable utilities, competitive construction and real estate costs, and a favorable legal environment.
- Over **\$24 billion in capital investment** from new and expanding companies and over **35,000 new jobs** created in 2025 (NC DOC).
- Initiatives promoting **sustainability and green practices** in local businesses, aligning with **modern economic trends** and **community values**.



**Prime Location**  
Strategically situated along major highways, offering convenient proximity to Charlotte



**#1 in America's Top States for Business**  
(CNBC, 2025)



**2.0% Corporate Tax Rate in NC**  
Lowest Corporate Tax Rate and Falling  
(NCDOR, 2026)



**#4 Fastest Growing County**  
Growing 2.8% between July 1, 2024 and July 1, 2025  
(Charlotte Business Journal, 2026)



**Fourth Overall State for Workforce:**  
Strong, skilled workforce with high job demand  
(CNBC, 2025)



**NC consistently ranks in top states for Economic Performance**  
(CNBC, 2025)



## For more information, contact:

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