

Innovation Park



Innovation Drive
Statesville, NC 28677

Proposed Buildings

80k SF

50k SF

FOR LEASE
25,000-80,000 SF

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-80k 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-80k square feet. Innovation Park will be developed with usability and accessibility being the main focus.

- > 5 miles from I-77 & I-40
- 25 minutes from I-85
- 100-Acre Class A Business Park
- 50k SF building for lease
- 80k SF building for lease
- 12k SF buildings for lease
- Interior upfit available



www.statesvilleinnovationpark.com



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- +/- 60 acres
- Buildings 12k, 50k, 80k SF
- 4k-80k SF spaces for lease



Building Information

50k SF Building Features:

For Lease: 25k-50k

Clear Height: 40'

Loading Docks: 16

Power: 3 phase 6k amp

Available: Q2 2026



80k SF Building Features:

For Lease: 40k-80k

Clear Height: 40'

Loading Docks: 36

Power: 3 phase 6k amp

Available: Q2 2026

