



**ENGEL & VÖLKERS**<sup>®</sup>



**INDUSTRIAL C - CLASS BUILDING AVAILABLE**

**SPACE USE**  
Industrial

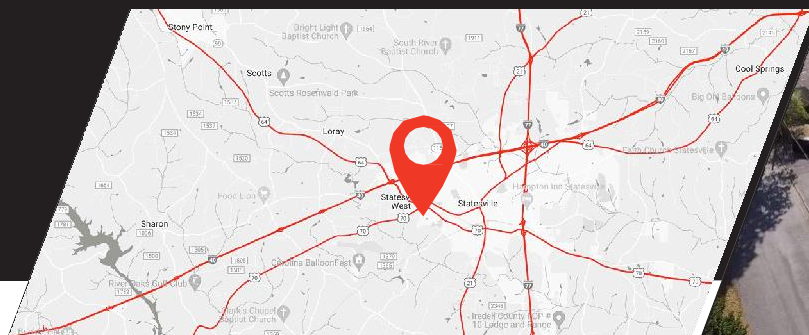
**LOT SIZE**  
1.07 AC

**SIZE**  
40,302 RSF

**STORIES**  
1

**CEILING HEIGHT**  
12'

**ZONING**  
LI



Offered at  
**\$4-9/SF/YR**

**PROPERTY FACTS**

Building Type	Industrial
Year Built	1980
Building Height	1 Stories
Building Size	40,302 SF
Building Class	C
Ceiling Height	12'
No. of Docks	4 Ext
Additional Parking	0.516ac Available
No. of Drive Ins	1

**FEATURED AMENITIES**

- 3 Leasable Spaces
- Fenced Lot
- 3 Phase Power
- Security System
- Storage Space



# SITE PLAN & AMENITIES MAP



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Park Drive

Garner Street



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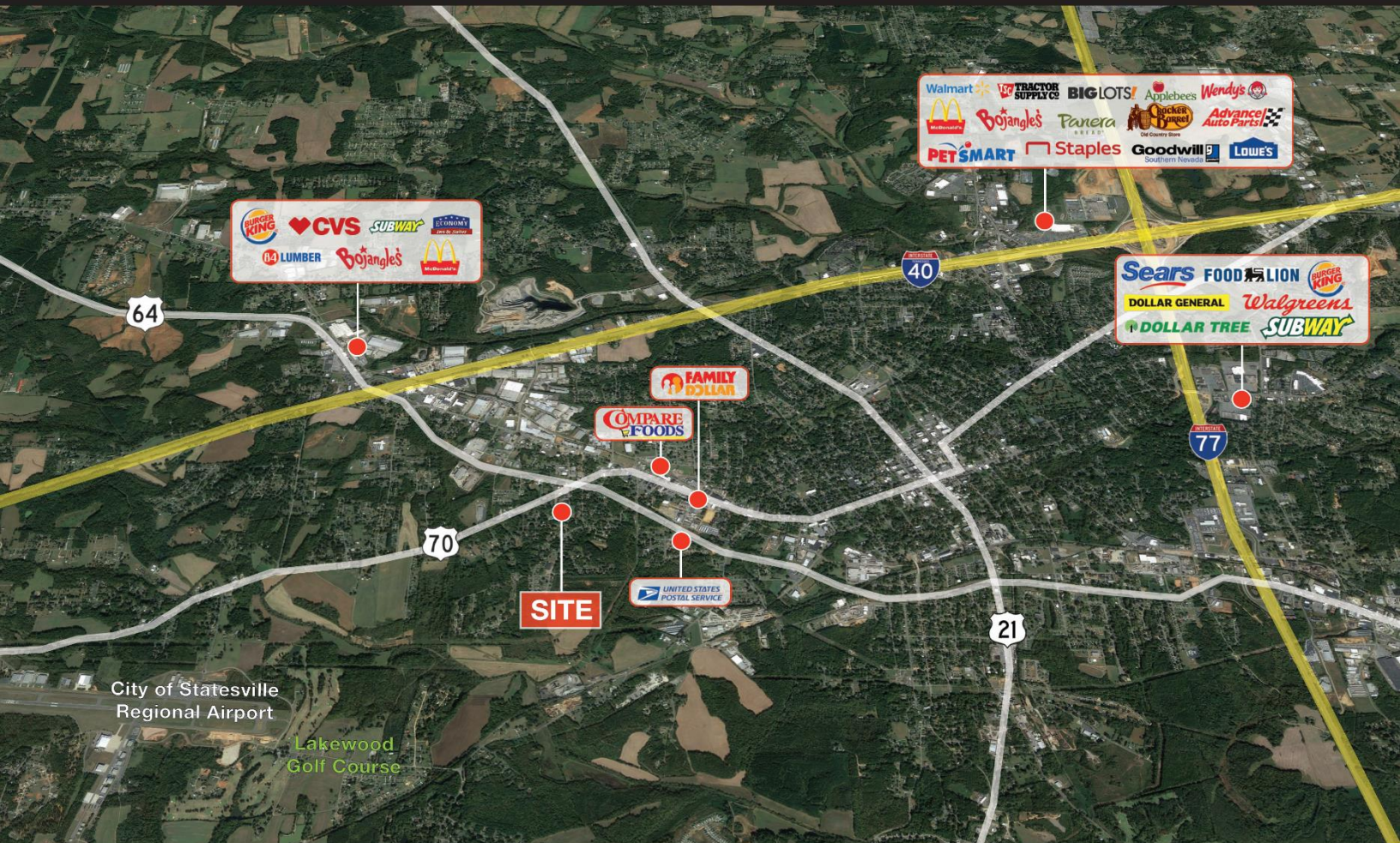
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### STATESVILLE, NORTH CAROLINA

Statesville is a city in and the county seat of Iredell County, North Carolina, and it is part of the Charlotte metropolitan area. The population was 28,419 at the time of the 2020 census.

From local charm to metropolitan cities, smart business advantage to laid-back living, the Statesville Region is in the center of it all. Located along I-77 and I-40, the region offers central access to all points on the East Coast and west to California. The City is 15 minutes from scenic Lake Norman and just 45 minutes from Charlotte Douglas International Airport and the famed Blue Ridge Mountains. It's a region that welcomes families, business and success.

Downtown Statesville offers a variety of specialty retail and dining experiences, is home to five Districts on the National Register of Historic Places and host to some of the community's largest public events from festivals to farmers' markets to holiday celebrations.

### TOP 10 EMPLOYERS

COMPANY	EMPLOYEES
1 Lowe's Headquarters Mooresville	3,800
2 Iredell - Statesville Schools	2,900
3 Iredell Memorial Hospital	1,448
4 Iredell County	1,330
5 Lake Norman Regional Medical Center	775
6 Mooresville Graded School District	765
7 NGK Ceramics USA	700
8 Davis Regional Medical Center	500
9 Kewaunee Scientific Corp.	500
10 Doosan Infracore Portable Power	500

### DEMOGRAPHICS & INCOME COMPARISON

2022 Summary	1 MILE	3 MILE	5 MILE
Population	3,509	23,174	44,867
Households	1,480	9,299	17,959
Families	873	5,865	11,575
Average HH Size	2.37	2.44	2.44
Owner Occupied Housing Units	791	5,508	11,632
Renter Occupied Housing Units	689	3,791	6,327
Median Age	38.9	39.7	40.6
Median HH Income	\$35,199	\$50,466	\$53,760
Average HH Income	\$50,898	\$65,241	\$72,470
2027 Summary	1 MILE	3 MILE	5 MILE
Population	3,601	24,116	46,445
Households	1,517	9,683	18,625
Families	892	6,092	11,970
Average HH Size	2.37	2.44	2.44
Owner Occupied Housing Units	820	5,815	12,227
Renter Occupied Housing Units	697	3,868	6,398
Median Age	38.9	40.1	41.2
Median HH Income	\$47,381	\$59,432	\$65,260

