

TWIN PINES
INDUSTRIAL PARK



Built to Suit Flex/Warehouse

For Lease: 50,000sf - 200,000sf

Perfect for Distribution / Fulfillment Center

Just East of Statesville, NC on Highway 70

5 minutes to I-77

9 minutes to I-40

Close proximity to major hubs:

Charlotte

Greensboro

Hickory

Winston-Salem

Hill Valley



SAM BARNETT
REAL ESTATE

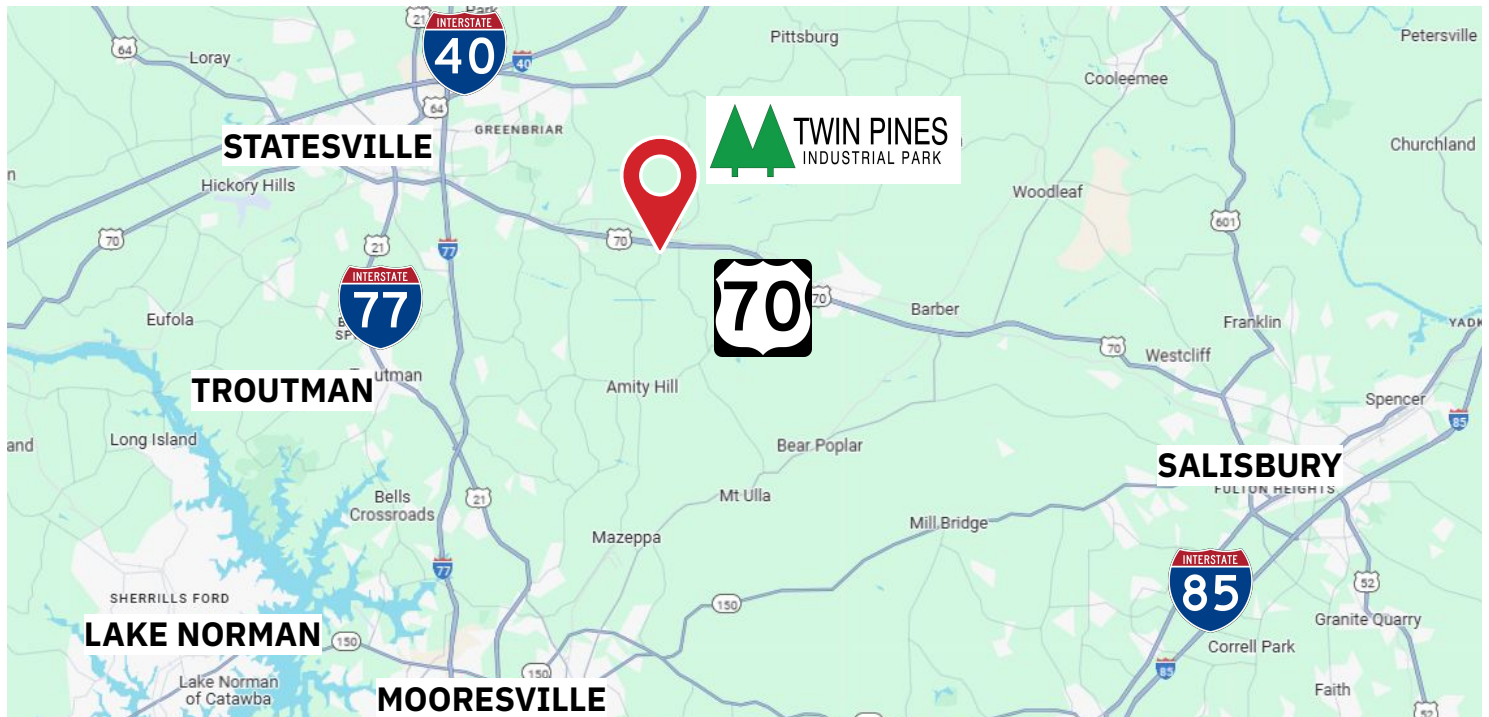
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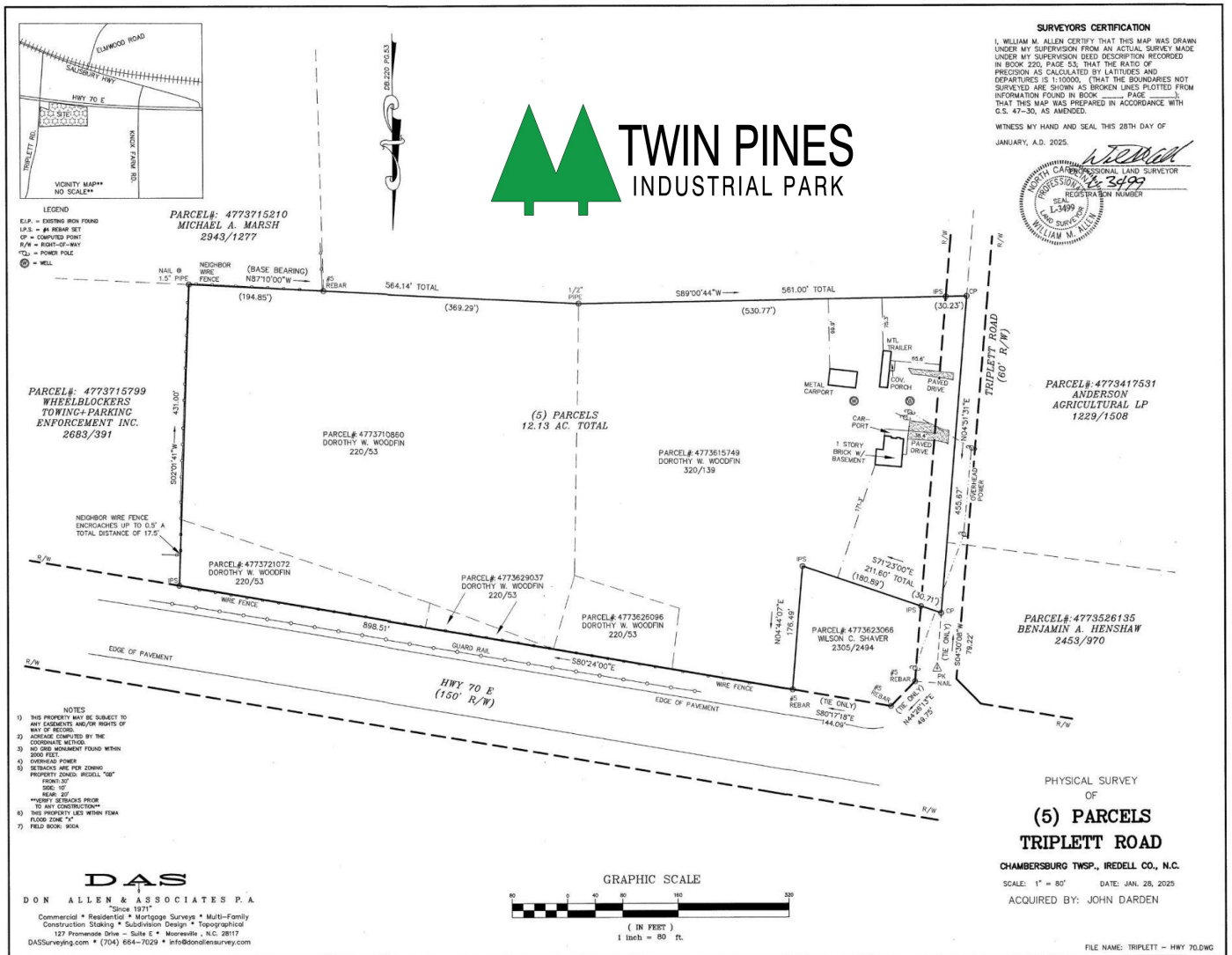
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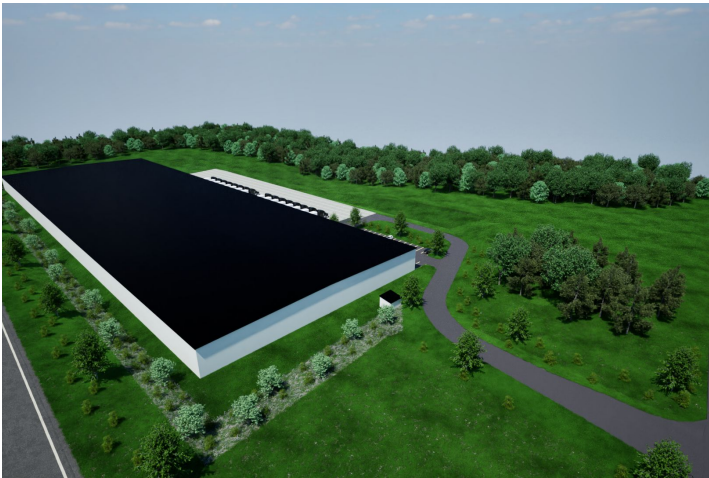
Twin Pines Industrial Park



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200,000 sf Representative Example



Full custom upfit to buyer's desired level:



Offices



Bathrooms



Glass



Conference Room



Landscaping



Signage



Break Room



Roll up doors



Walk in doors



Electrical



Plumbing



Mezzanine



Paint



Flooring



Air Lines



Data Wiring

...and more



About Statesville, North Carolina

Home to more than 28,000 residents, Statesville, NC, is a vibrant city rich in history and community spirit. Nestled in the heart of Iredell County, Statesville offers the charm of a small town with the conveniences of a growing city. With a diverse and energetic population, including a strong labor force and a median age of 39, Statesville continues to thrive as a hub for business, culture, and Southern hospitality.



About Iredell County

Strategically located between two major metropolitan areas (Charlotte and Winston-Salem) with easy access to I-77 and I-40. It's surprisingly affordable with a robust and inviting business climate. A major NASCAR racing hub, with many race shops located in the area. Iredell is home to thousands of highly skilled blue and white collar workers.





A GREAT PLACE TO DO BUSINESS

Iredell County:

#1 in Economic Growth among the Charlotte Metro's Top Counties
(Charlotte Business Journal, February, 2023)

#1 Lowest Tax Rate in Charlotte Region
(NC Department of Commerce, 2023)

#2 Fastest NC County Growth in Population in Charlotte Region
(Charlotte Business Journal, 2023)

Charlotte Region:

#2 Largest Banker Center in the Nation
(Forbes, 2024)

#5 Fastest Growing US Tech Hub for IT Talent
(CIO, April 2023)

#5 Quality of Life Index in the US
(WCNC, May 2024)

North Carolina:

#1 Top State for Business
(NC Department of Commerce, 2024)

#1 Best Business Climate
(Business Facilities, 2024)

#2 Best State for Manufacturing
(Site Selection Group, 2023)

For More Information,
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