

1113A Paola Street

Statesville, NC 28677



4,756 on 3 levels

SQUARE FEET

18' 1st Floor

CEILING HEIGHT

4 Total; 0 at 1113A

DOCK DOORS

Zoning

LI

WET

SPRINKLER

NOW

AVAILABLE

PROPERTY FACTS

Total Building Size	31,956
Year Built	1952
Exterior Finish	Brick Traditional
Zoning	LI - Light Industrial

FEATURED AMENITIES

- Centrally located in Statesville with easy access to I-77 & I-40
- Recently updated roof, lighting, windows & bathroom
- Five units; one left (1113A)
- Three level unit: main floor, mezzanine and attic

For retail, flex, showroom, and service users, area demographics translate into steady local traffic, repeat visits, and durable demand for necessity-based goods and services. The available suite at 1113A includes a private entrance, reception area, private office, and open workspace.



Light Industrial/Mixed Use/Office for Diverse Uses

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Located just minutes from Downtown Statesville, I-77 and I-40, this building offers small to midsize businesses an affordable, move-in ready option with flexible lease terms. The property sits on a quiet street with ample on-site parking and easy access to major corridors.

The available suite at 1113A includes a private entrance, reception area, private offices, and open workspace. Ideal for service providers, consultants, medical professionals, or small teams looking for an independent office location in a growing community.

TOTAL BUILDING SIZE

31,956 SF

CEILING HEIGHT

18' in warehouse; mezzanine is 7'

EXTERIOR DOCK DOORS

4 loading docks total; no loading dock at 1113A; pedestrian entrance only.

SPRINKLER SYSTEM

Wet system building-wide

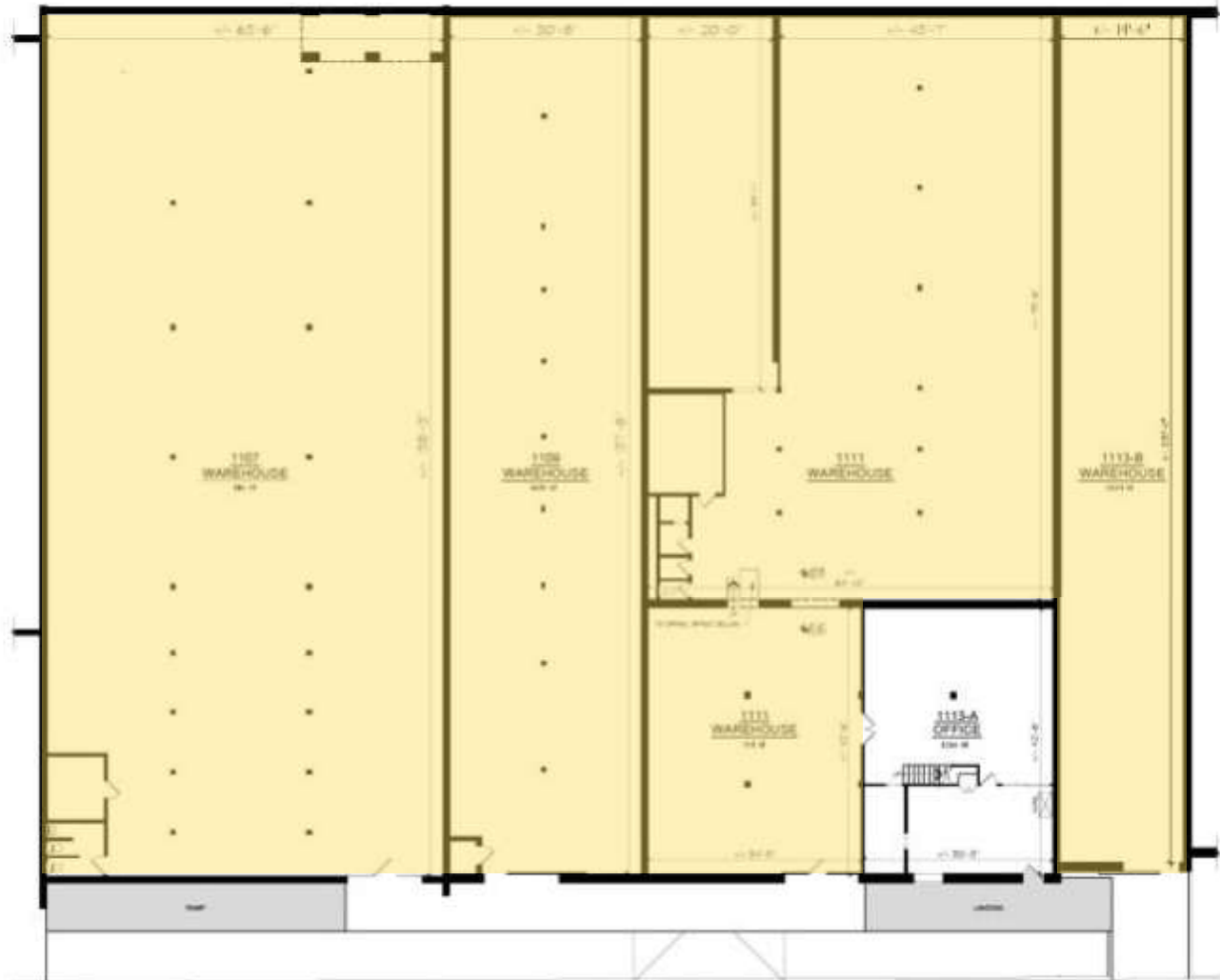
ZONING/PROPERTY TYPE

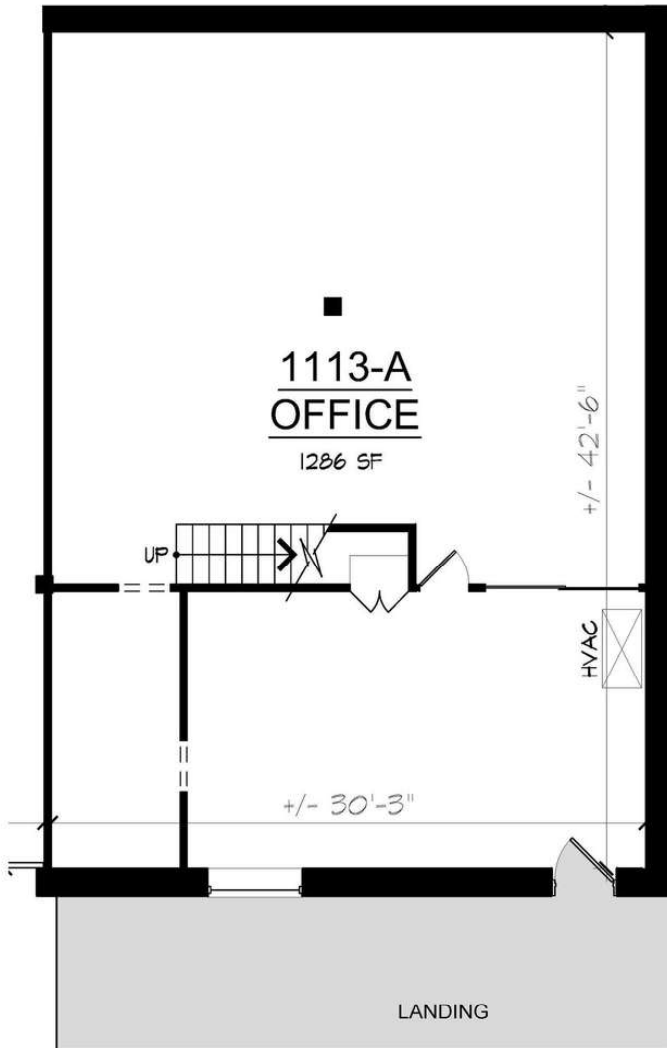
Zoned Light Industrial, this property has many flexible uses such as Office, Retail, Warehouse and Service based businesses

SITE / PARKING

Quiet street with on-street parking

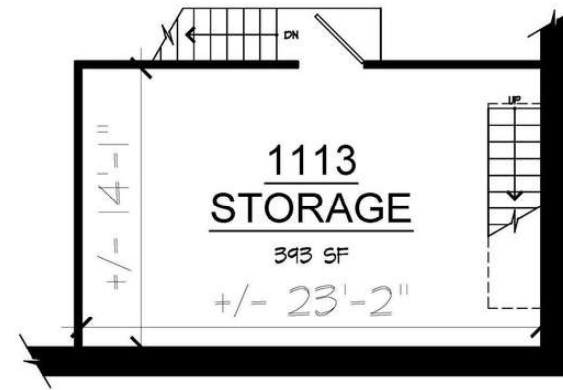
LEASED



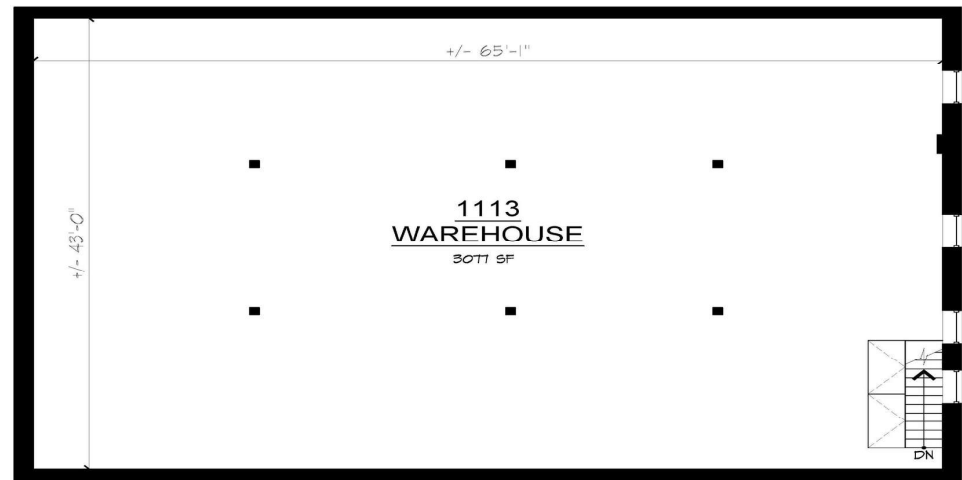


FIRST FLOOR PLAN - SPACE 1113-A

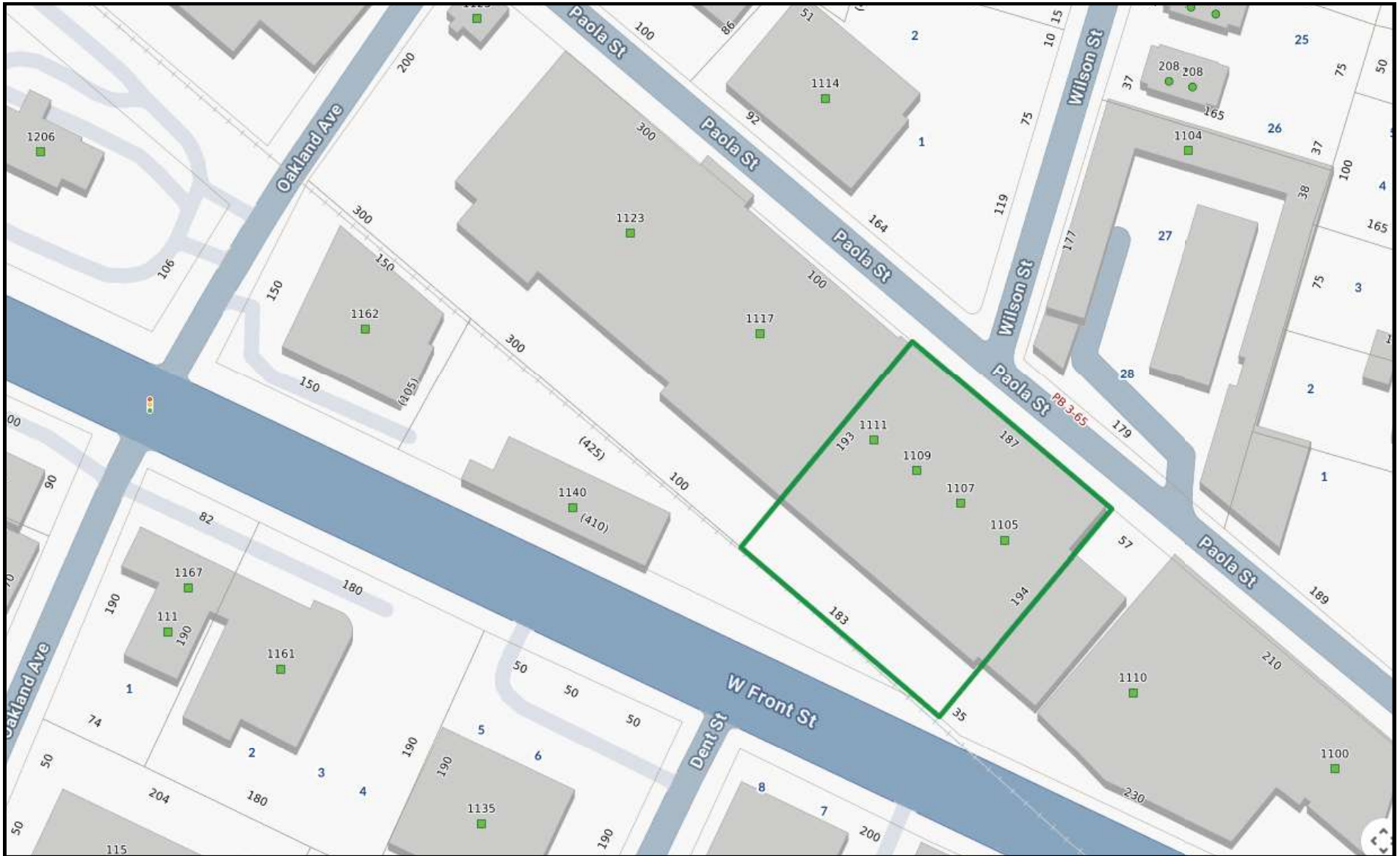
SCALE: 1/8"=1'-0"



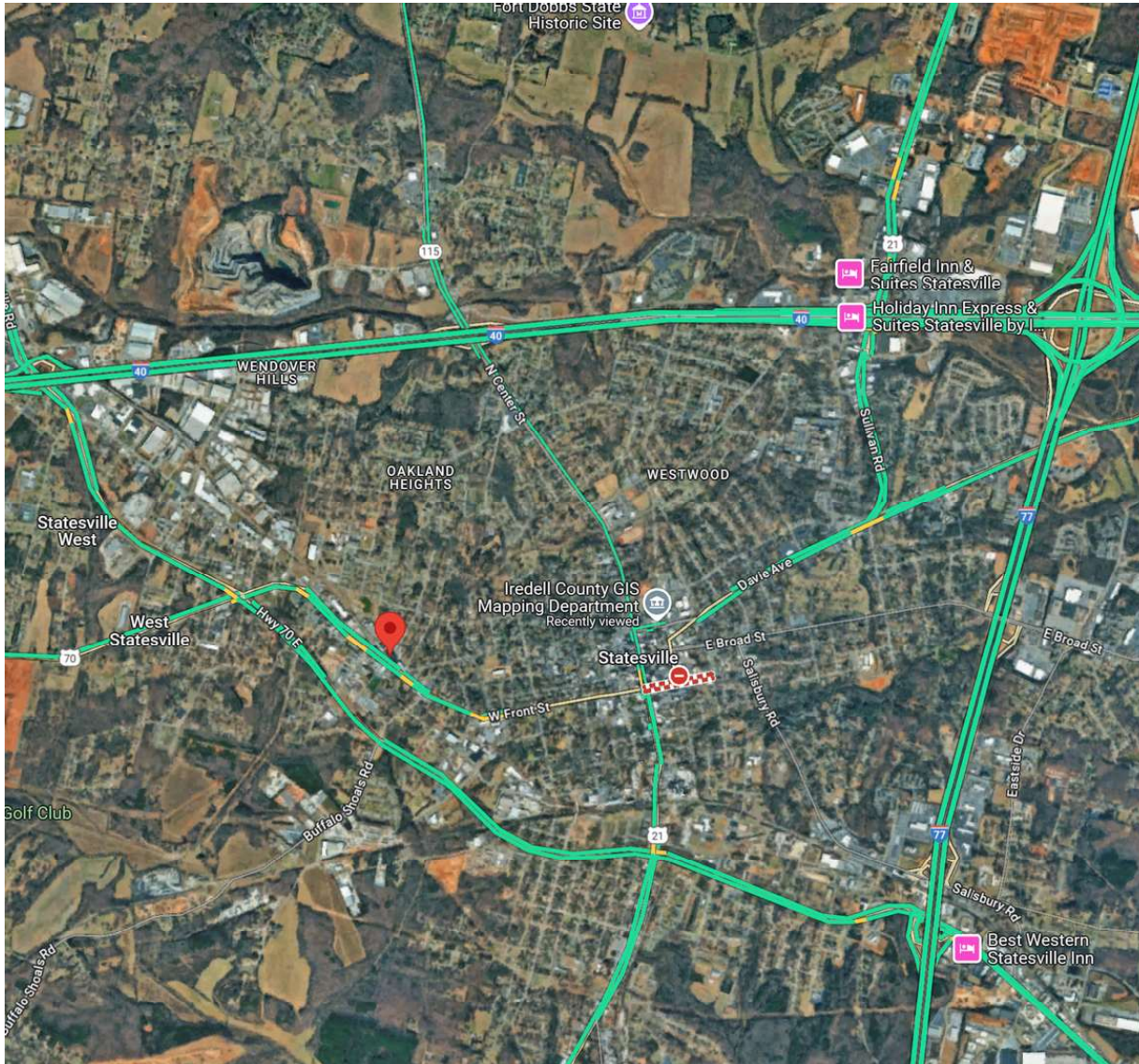
MEZZANINE PLAN - SPACE 1113-A
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN - SPACE 1113-A



Located just minutes from Downtown Statesville, I-77 and I-40, this building offers small to midsize businesses an affordable, move-in ready option with flexible lease terms.



AREA GROWTH & DEMAND

- **Top-Ranked Business Climate:** Statesville and Iredell County consistently rank among the top micropolitan areas in the U.S. for economic development and corporate location projects.
- **Thriving Industrial Cluster:** Home to more than 180 major industrial, manufacturing, and distribution operations.
- **Favorable Cost of Business:** Lower county tax rates and competitive real estate overhead relative to central Charlotte, complemented by active city/county economic incentives.
- **Skilled Industrial Workforce:** Strong local talent pool with over 30% of the local workforce engaged in blue-collar, manufacturing, production, and warehousing sectors.

STATESVILLE WORKFORCE SNAPSHOT

32,000	\$52,880	1.95%
Population	Median Income	Projected Annual Growth

Ideal for service providers, consultants, medical professionals, or small teams looking for an independent office location in a growing community.