

FOR LEASE

# 1113-A Paola St.

STATESVILLE, NC 28677

*± 38,220 SF Industrial building on ± 0.81 AC*

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# Property Overview

2908-2918 N. GRAHAM STREET

## SPACE HIGHLIGHTS

**Availability:** Office Building for Lease

**Lot Size:** +/- 0.83 AC

**Square Footage:** +/- 38,220 SF Total

**Office Space:** +/-4,756 SF

**Condition:** Good

**Year Renovated:** 2025

**Ceiling Height:** 18'

**Parking:** Paved on street parking

**Zoning:** LI (Light Industrial)

**Lighting:** Fluorescent, LED, Skylight

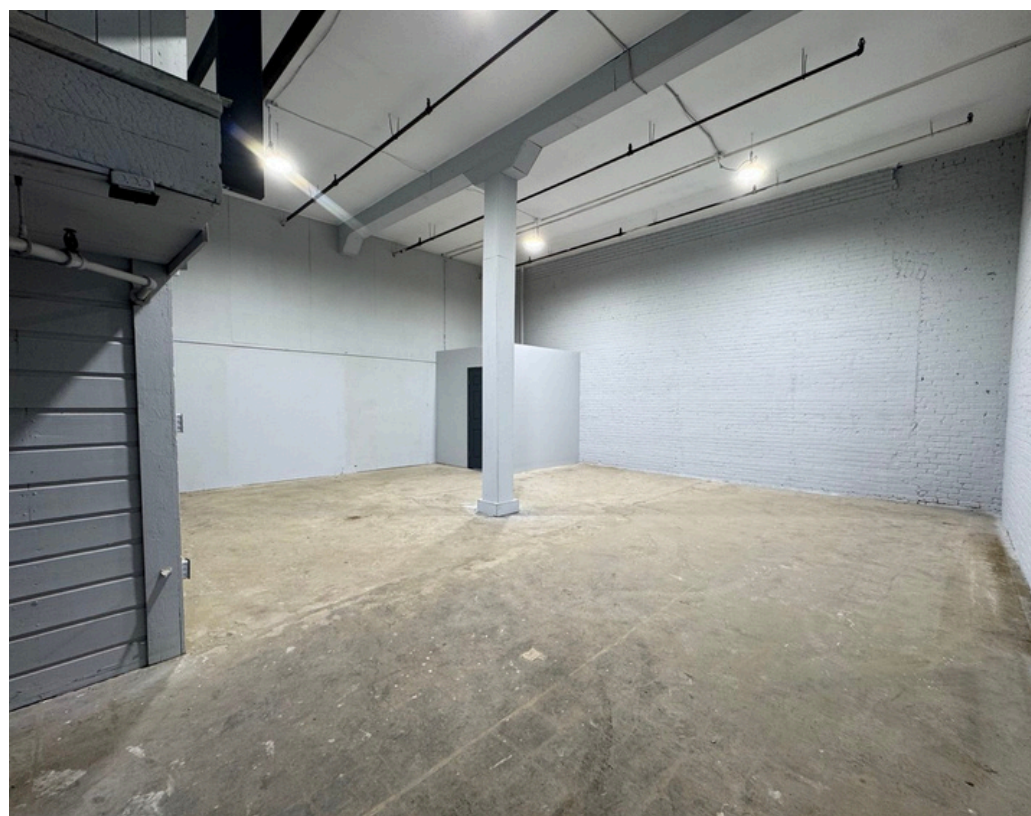
**Parcel ID:** 4734-44-6837

## UNIT SPECIFICATIONS

- **Lease Rate:** \$5-12 plus TICAM
- Each suite is newly renovated
- **Unit 1107, 1109, 1111 - Leased**
  - 3,500 SF
  - 10x10 garage door loading dock
- **Unit 1113-A - Available**
  - 1,286-4756 SF: \$5-12/sqft
  - First Floor 1,286 SF (office)
  - Mezzanine 393 SF (office)
  - Second Floor 3,077 SF (storage)

1113-A Paola St









POWER CROSS

Cliff Day Battery Co  
Car battery store

Ride 'N Shine Carwash

Citgo

Rigo's barber shop  
& beauty salon Latin...

Family Dollar  
Dollar store

Bank of America  
ATM (Drive-thru)

Mattress B  
Matt

Jimmy's Ez Pass One Stop  
Tobacco shop

Power Cross

B&B AUTO GLASS

Rexel  
Electrical supply store

W Front St

House Upfront  
Gift shop

1113 Paola St

Westgate  
Shopping Center

Paola St

Paola St

Paola St

Paola St

Paola St

Wilson St

Oakland Ave



1100

W Front St

1105

1107

1111

Paola St

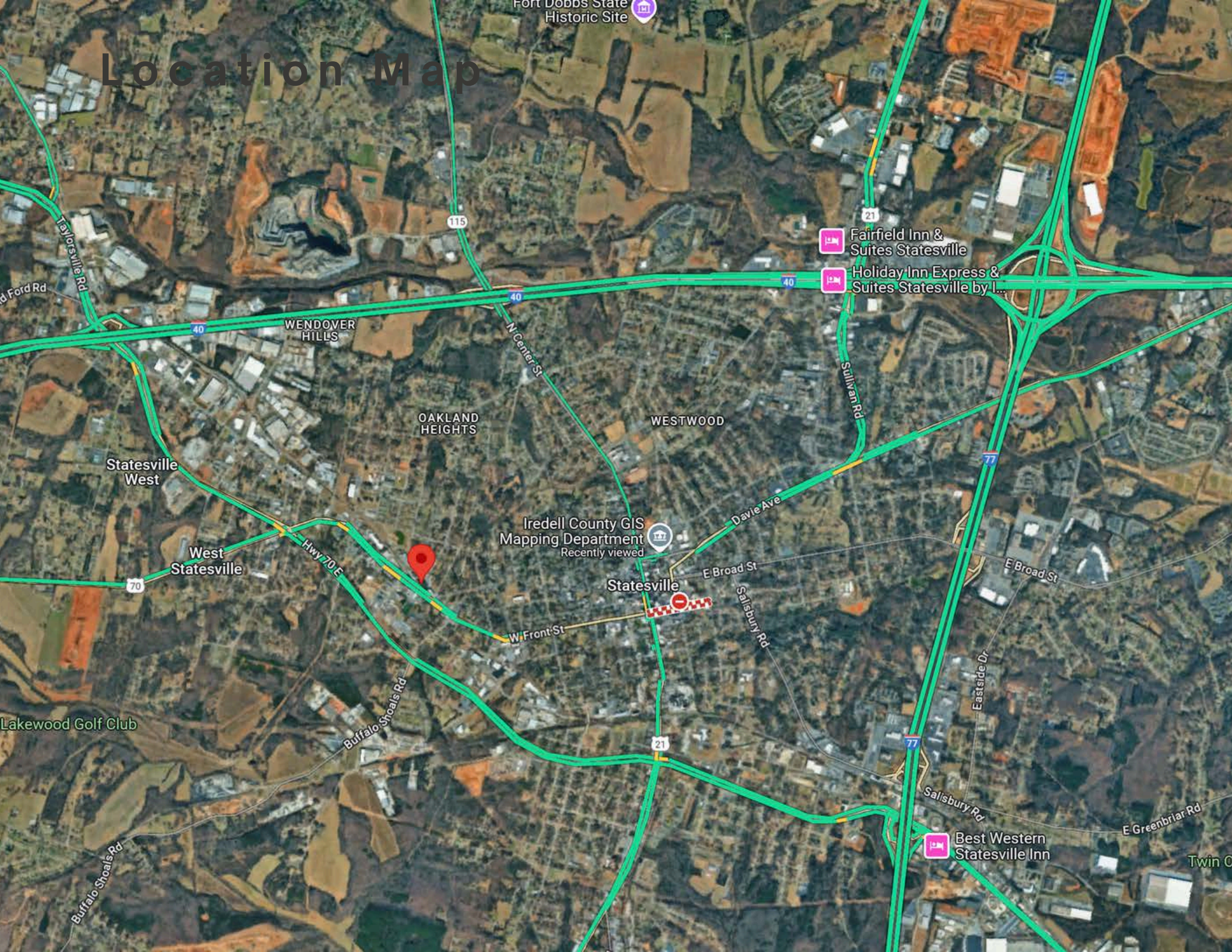
Paola St

Wilson St

Paola St

Paola St

# Location Map



Fort Dobbs State Historic Site

Fairfield Inn & Suites Statesville

Holiday Inn Express & Suites Statesville by I...

Iredell County GIS Mapping Department Recently viewed

Statesville

Best Western Statesville Inn

Taylorville Rd

Buffalo Shoals Rd

115

70

40

21

21

77

WENDOVER HILLS

OAKLAND HEIGHTS

WESTWOOD

Statesville West

West Statesville

Hwy 70 E

W Front St

E Broad St

Salisbury Rd

Davie Ave

Sullivan Rd

E Broad St

Eastside Dr

Salisbury Rd

E Greenbriar Rd

Twin O