

**FOR
LEASE**

**114,580 SF
industrial
available**



STATESVILLE COMMERCE CENTER

146 E. Barkley Rd, Statesville, NC 28677

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Grant Miller, SIOR

Executive Vice President

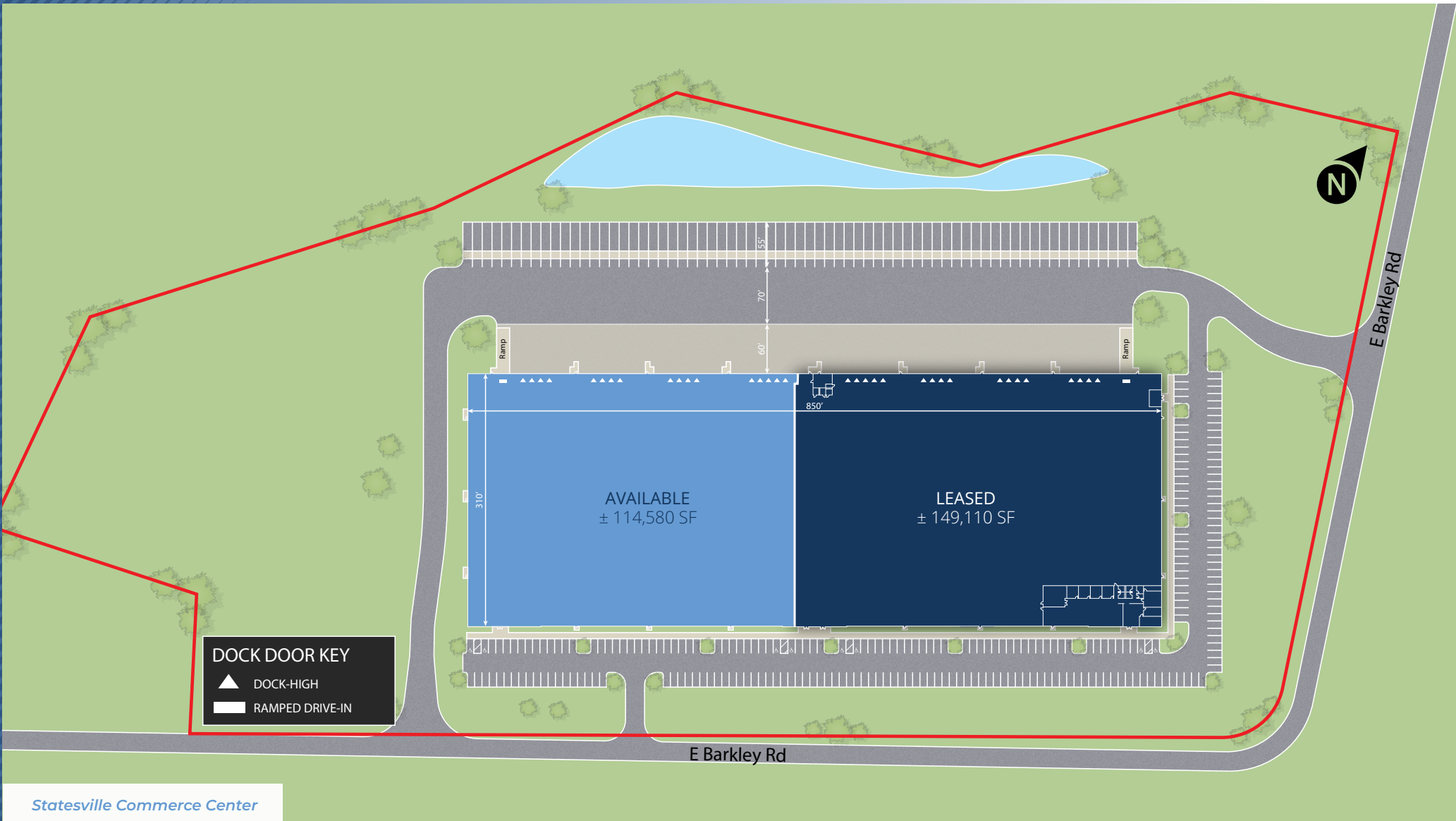
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Colliers

SITE PLAN



PROPERTY OVERVIEW



Available SF	± 114,580 SF
Office	2,229 SF
Building Size	310' x 850'
Site Size	± 20 Acres
Zoning	Heavy Industrial (City of Statesville)
Truck Court Depth	185'
Parking	± 104 Auto ± 31 Trailer
Column Spacing	56' x 50'; 60' speed bay
Clear Height	32'
Dock High Doors	15 Dock Doors (9' x 10') 7 Future Doors; 6 Full Dock Packages
Drive In Door	1 (14' x 16')
Power	400 AMP, 277/480V w/ (1) 1200 AMP switchboard <i>(Ability to Upgrade)</i>
Lighting	LED w/ motion sensors at FC
Heating	Gas-fired unit heaters
Flooring	6" Concrete w/ 10 mil vapor barrier, 4,000 PSI unreinforced outside speed bay
Utility Providers	Electric Provider: City of Statesville Natural Gas: Enbridge Water Provider: City of Statesville Wastewater Provider: City of Statesville

SITE ACCESS



Premier Location

	1 Mile	Hickory	34 Miles
	4 Miles	Charlotte	41 Miles
	25 Miles	Charlotte Douglas International Airport	45 Miles
	31 Miles	Winston-Salem	46 Miles
	93 Miles	Greensboro	73 Miles



PREMIER LOCATION

Driving Economic Growth in 2024

- Successful recruitment of large companies and distribution centers, bolstering the local tax base and employment opportunities.
- Increased investments in tourism-related infrastructure, promoting local attractions and events that draw visitors year-round.
- Over \$1 Billion in investment and nearly 2,000 new jobs created since 2022.
- Initiatives promoting sustainability and green practices in local businesses, aligning with modern economic trends and community values.



Prime Location
Strategically situated along major highways, offering convenient proximity to Charlotte



#2 in America's Top States for Business
(CNBC, 2024)



2.5% Corporate Tax Rate in NC
5th Lowest Corporate Income Tax Rate in the US



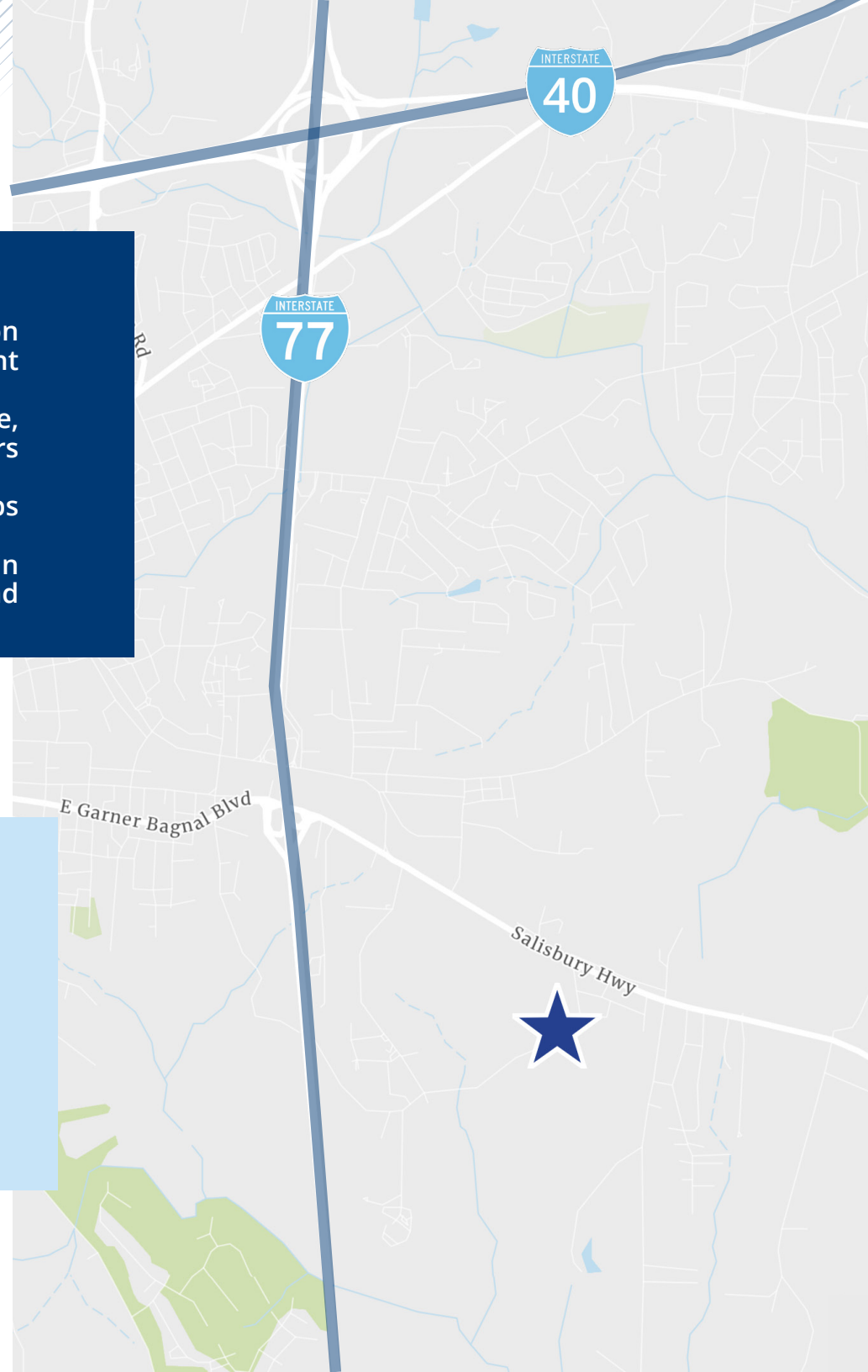
#6 Fastest Growing County
Growing 3% year-over-year between July 2023 and July 2024
(NC Dept of Commerce, 2024)



Third Overall State for Workforce:
Strong, skilled workforce with high job demand
(CNBC, 2024)



NC consistently ranks in top states for Economic Performance
(CNBC, 2024)





For more information, contact:

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