

TWIN PINES
INDUSTRIAL PARK



For Lease: Flex/Warehouse - Iredell County

New Construction

For Lease: 10,000sf to 32,000sf

Cleveland address in Iredell County

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

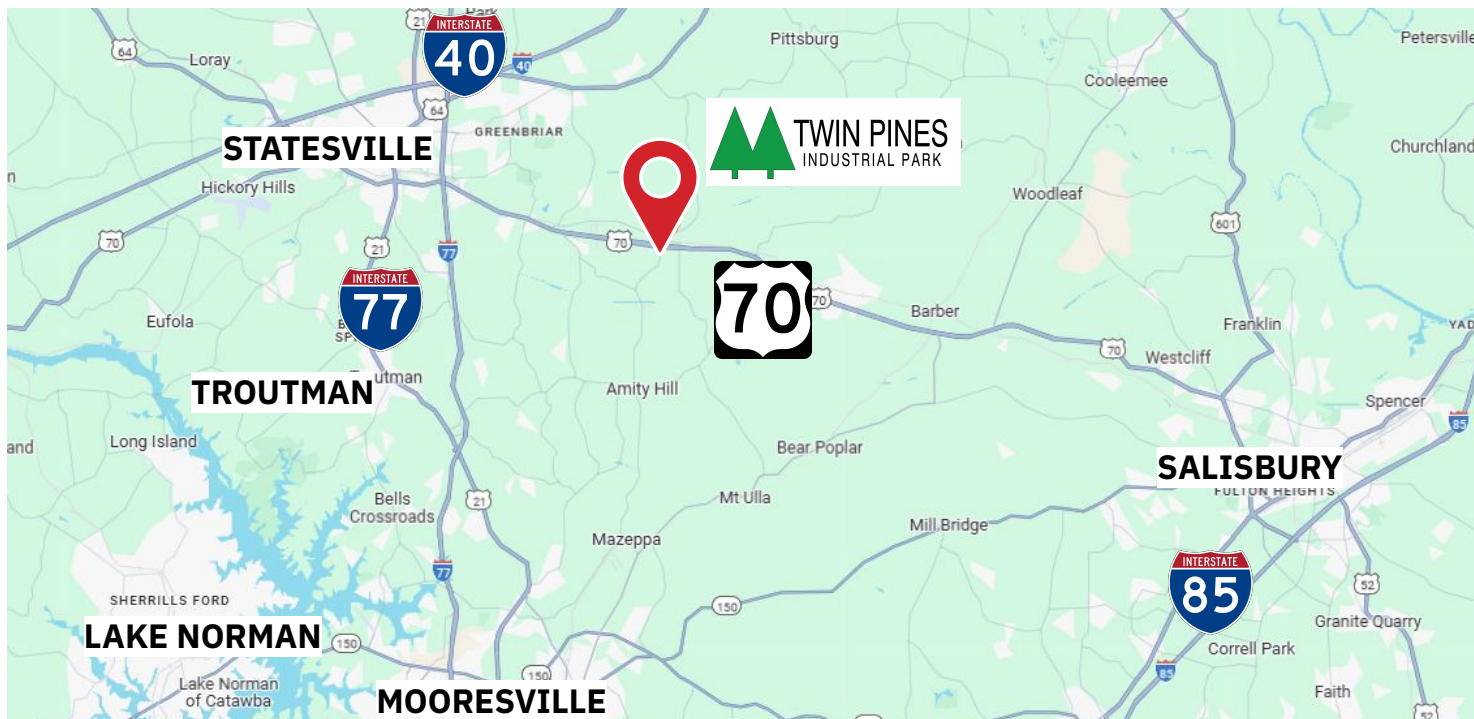
Sam Barnett

704.666.9025

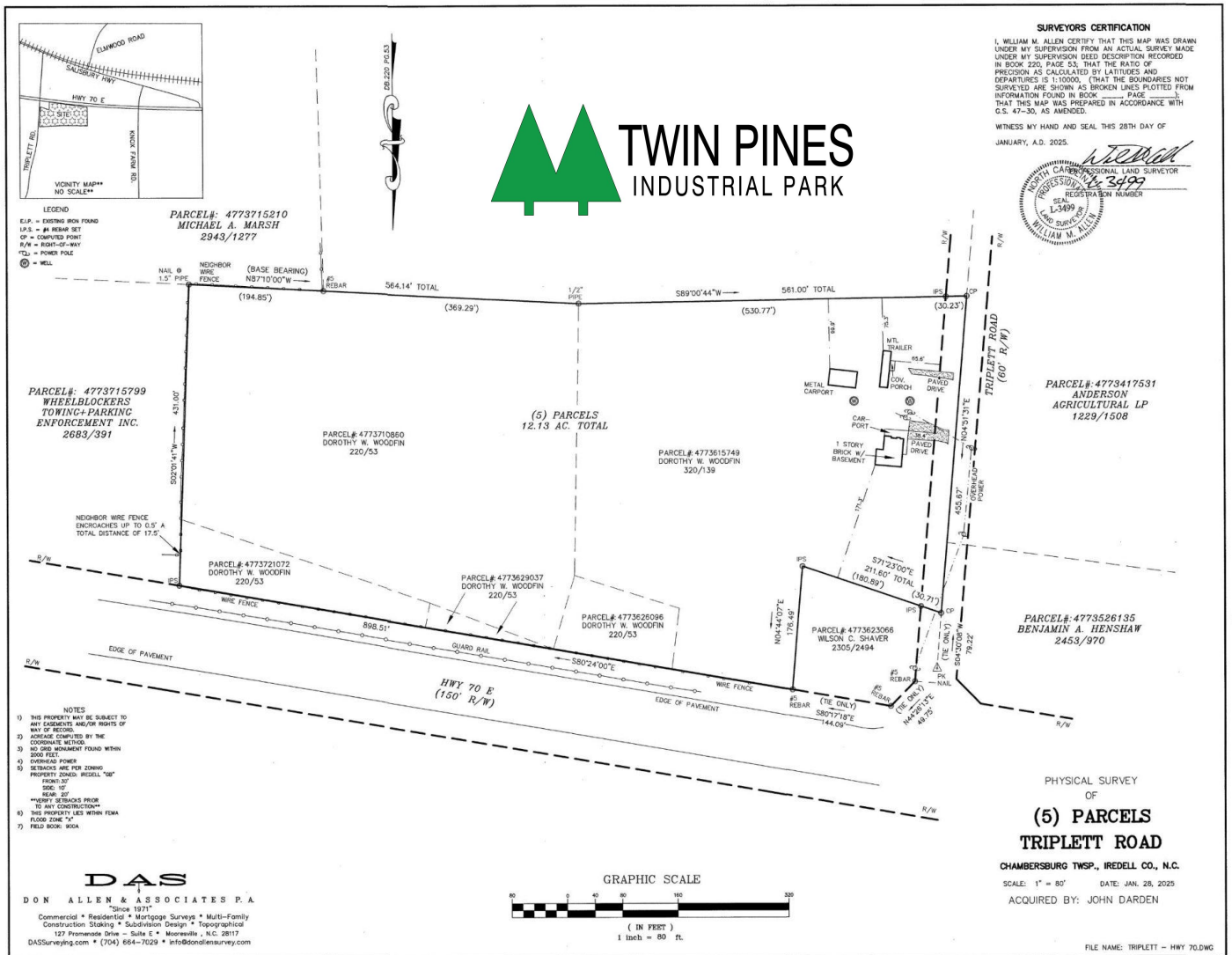
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Twin Pines Industrial Park



Twin Pines Industrial Park





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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