

# INDUSTRIAL LOT FOR SALE

Hatfield Road, Statesville, NC 28625 • PIN: 4755482076 • Price Upon Request

LI Light Industrial • 2.0 Acres • 173' Frontage • All Utilities at Street • 2 Miles to I-77/I-40

## SITE OVERVIEW

Total Area <b>2.0 Acres (±87,120 SF)</b>	Road Frontage <b>173 Linear Feet</b>	Zoning <b>LI Light Industrial</b>	To I-77/I-40 <b>Approx. 2 Miles</b>
Electric <b>Energy United — at street</b>	Water <b>Iredell Water Corp. — at street</b>	Sewer <b>City of Statesville</b>	Natural Gas <b>Enbridge Gas — at street</b>

## PROPERTY DESCRIPTION

Rare opportunity to acquire a 2.0-acre LI Light Industrial lot on Hatfield Road in Statesville's established industrial corridor. With 173 feet of road frontage, all four utilities at the street, and just 2 miles to the I-77/I-40 interchange, this site is well-positioned for light industrial, manufacturing, warehouse, or contractor uses.

- Quiet dead end industrial street — no cut-through traffic, but full tractor-trailer access for industrial users; established manufacturing neighbors on street
- Gently sloping site front to rear — supports grade-level front entry and dock-height rear access
- Approximately half the lot is already cleared and ready to develop
- ~40 miles north of Charlotte, NC; minutes to Statesville Regional Airport and I-77/I-40 interchange

## LOCATION ADVANTAGES

### Interstate Access

Approximately 2 miles to the I-77/I-40 interchange — one of the most strategically located freight crossroads in the Carolina Piedmont, providing direct access to Charlotte, Winston-Salem, Hickory, and the broader Southeast market.

### Proven Industrial Corridor

Hatfield Road is a quiet dead end industrial street with established manufacturing and industrial tenants. All four utilities are already at the street — water, sewer, electric, and natural gas — significant embedded infrastructure value that most raw industrial parcels lack.

## POTENTIAL DEVELOPMENT CONCEPTS

Development Concept	Building Size	Key Attributes	Market Note
Owner-occupied mfg / light industrial	10,000–14,000 SF	Grade-level & dock-height access using natural slope; room for truck court and laydown yard; conceptual layouts may support approximately 10,000–15,000 SF subject to site engineering and City approval; active neighbors include Pro Edge, J&B Woodcrafts, Lakewood Packaging, and West Side Industries	Best fit for corridor
Contractor yard + office/shop	3,000–6,000 SF + yard	Secured fenced yard for equipment, materials & fleet; lower construction cost; natural slope aids yard drainage	High local demand
Multi-bay industrial flex building	12,000–15,000 SF / 3–6 bays	Individual leasable or saleable bays (2,000–4,000 SF each); independent utility metering per unit; multiple exit strategies	Investment / income play
Warehouse / light distribution	8,000–12,000 SF	2 miles to I-77/I-40; larger footprint than comparable nearby new builds at significantly lower land cost per SF	Active nearby corridor

Pricing available to qualified buyers upon request. All concepts are illustrative. Buyer to verify all zoning, utility capacity, setback, impervious surface, and stormwater requirements with the City of Statesville Planning & Zoning prior to purchase.

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