

FOR LEASE  
**600 Park Dr.**

STATESVILLE, NC 28677

*± 38,841 SF Industrial building on ± 2.32 AC*

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# Property Overview

600 PARK DRIVE

## SPACE HIGHLIGHTS

**Availability:** Industrial Building for Lease

**Lot Size:** +/- 2.32 AC

**Square Footage:** +/- 38,841 SF Total

**Office Space:** +/-9,000 SF

**Condition:** Good

**Year Renovated:** 2025

**Ceiling Height:** 12'-14'

**Parking:** Paved parking for approx. 65 employees/visitors

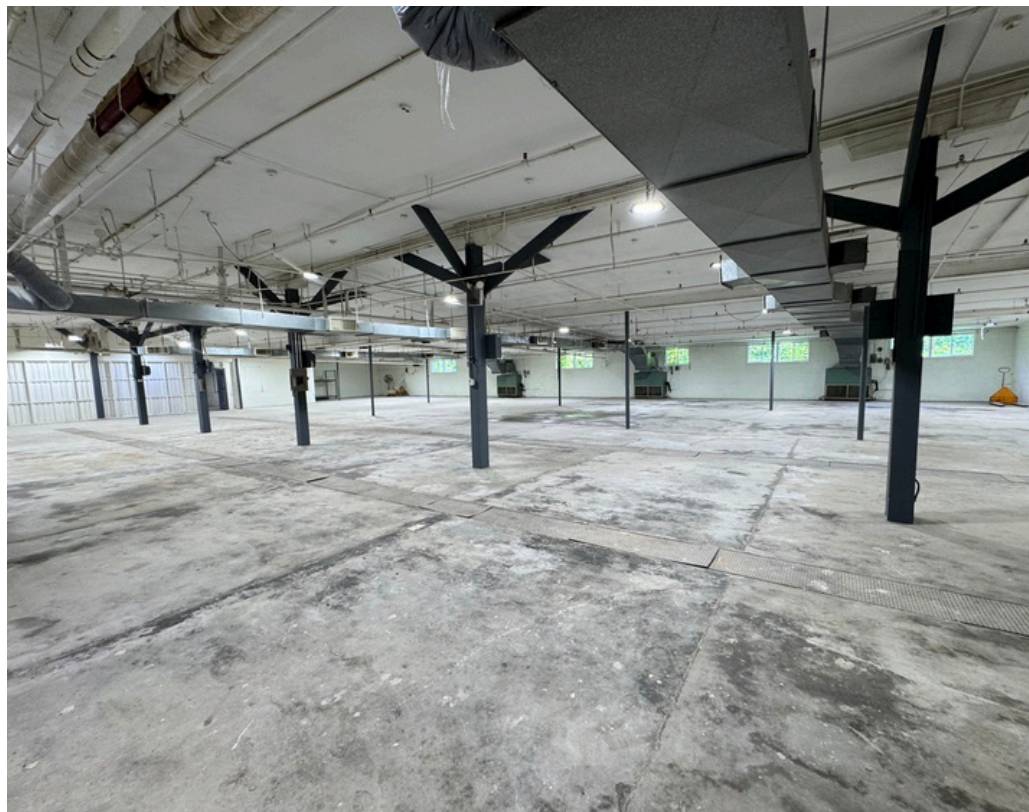
**Zoning:** LI - Light Industrial

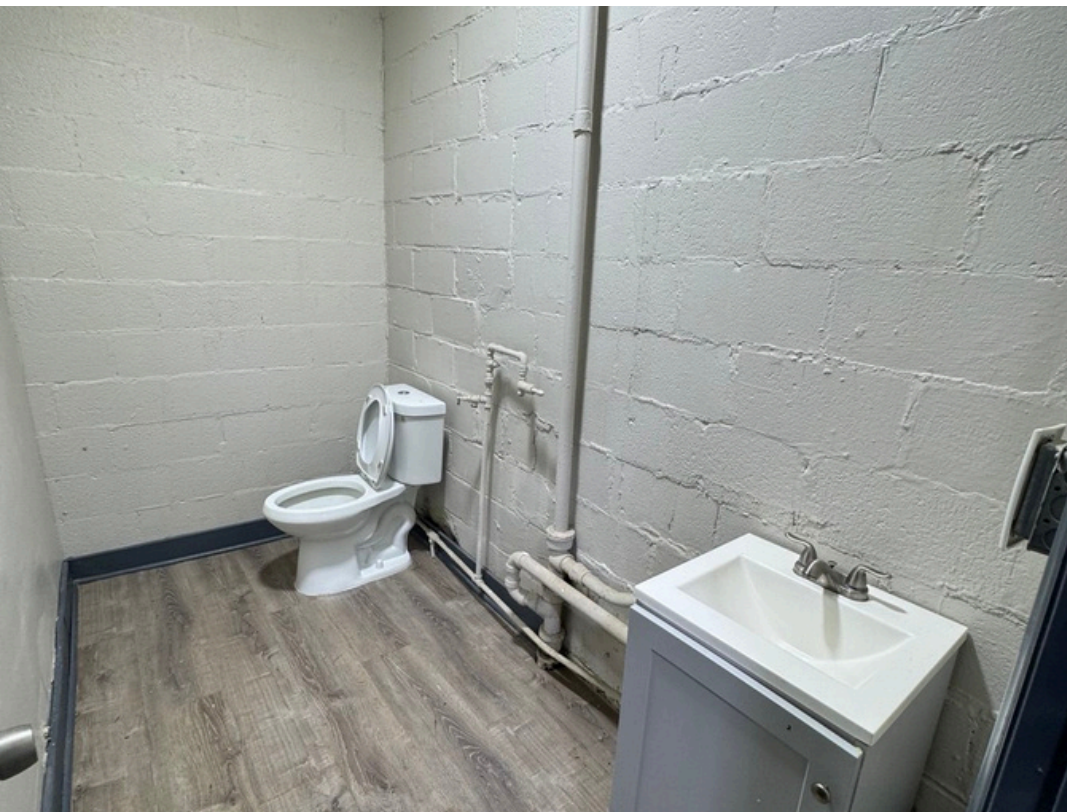
**Lighting:** Fluorescent, LED, Skylight

**Parcel ID:** 4734045257

## UNIT SPECIFICATIONS

- **Lease Rate:** \$4-6 plus TICAM
- Each suite is newly renovated as well as can be air conditioned
- **Unit One (A) - Available**
  - 7,896 SF (office/storage 70/30)
- **Unit Two (B) - Available**
  - 10,395 SF (office/storage 10/90)
  - 10x8 garage door loading dock
- **Unit Three (C)- Available**
  - 8,715 SF (office/storage 10/90)
  - 1 Loading dock
  - 1 drive-in forklift ramp
- **Unit Four (D) - Available**
  - 11,835 SF (office/storage 5/95)
  - 1 drive-in
  - 2 loading docks



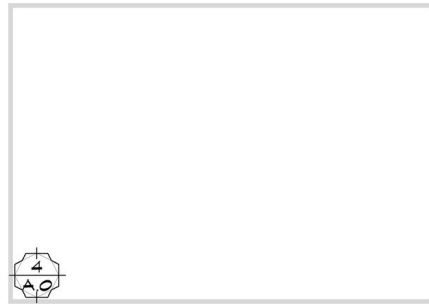
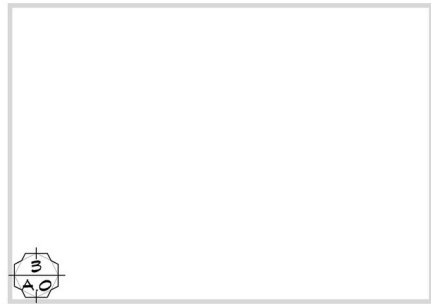
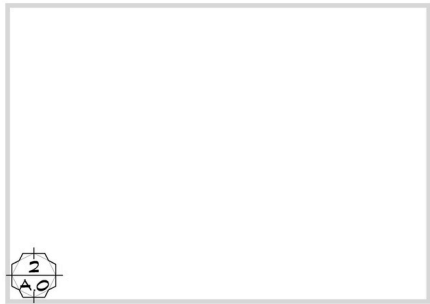
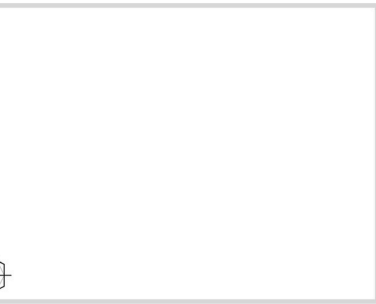






Additional Parking  
Available

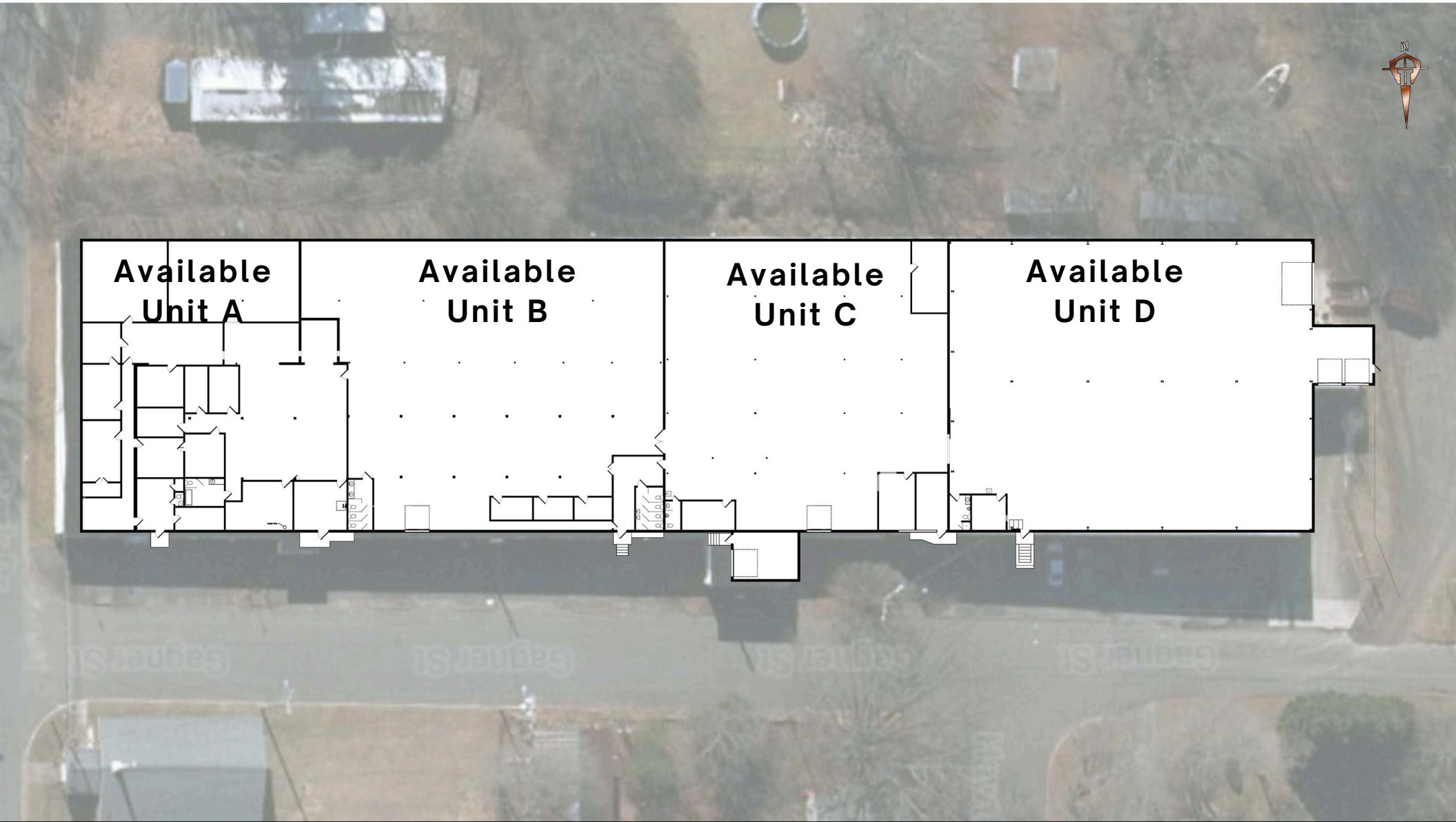
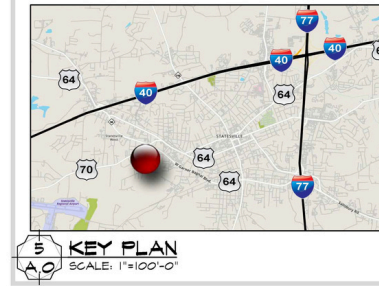




2  
A O

3  
A O

4  
A O

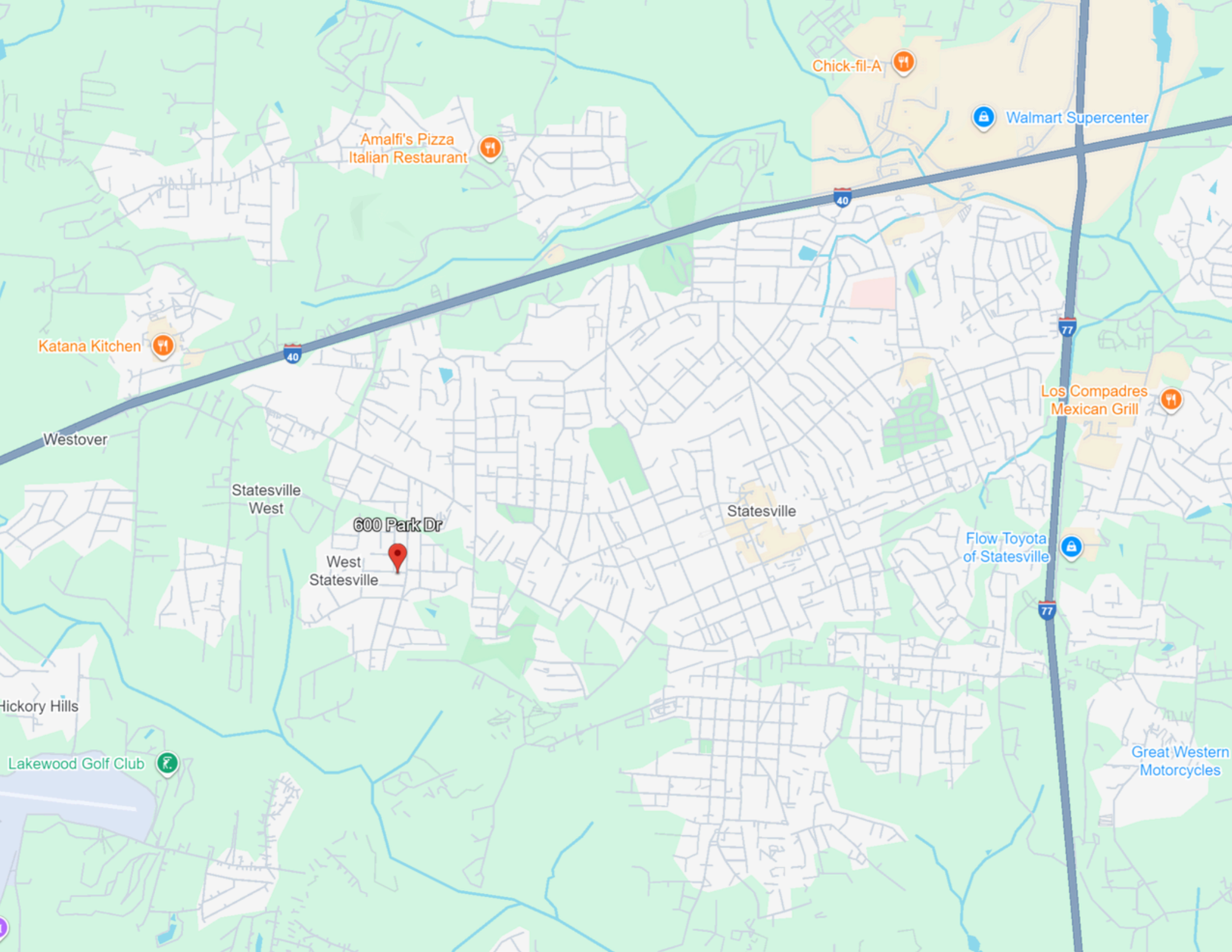


Available  
Unit A

Available  
Unit B

Available  
Unit C

Available  
Unit D



Chick-fil-A

Walmart Supercenter

Amalfi's Pizza Italian Restaurant

Katana Kitchen

Westover

Statesville West

600 Park Dr

West Statesville

Statesville

Los Compadres Mexican Grill

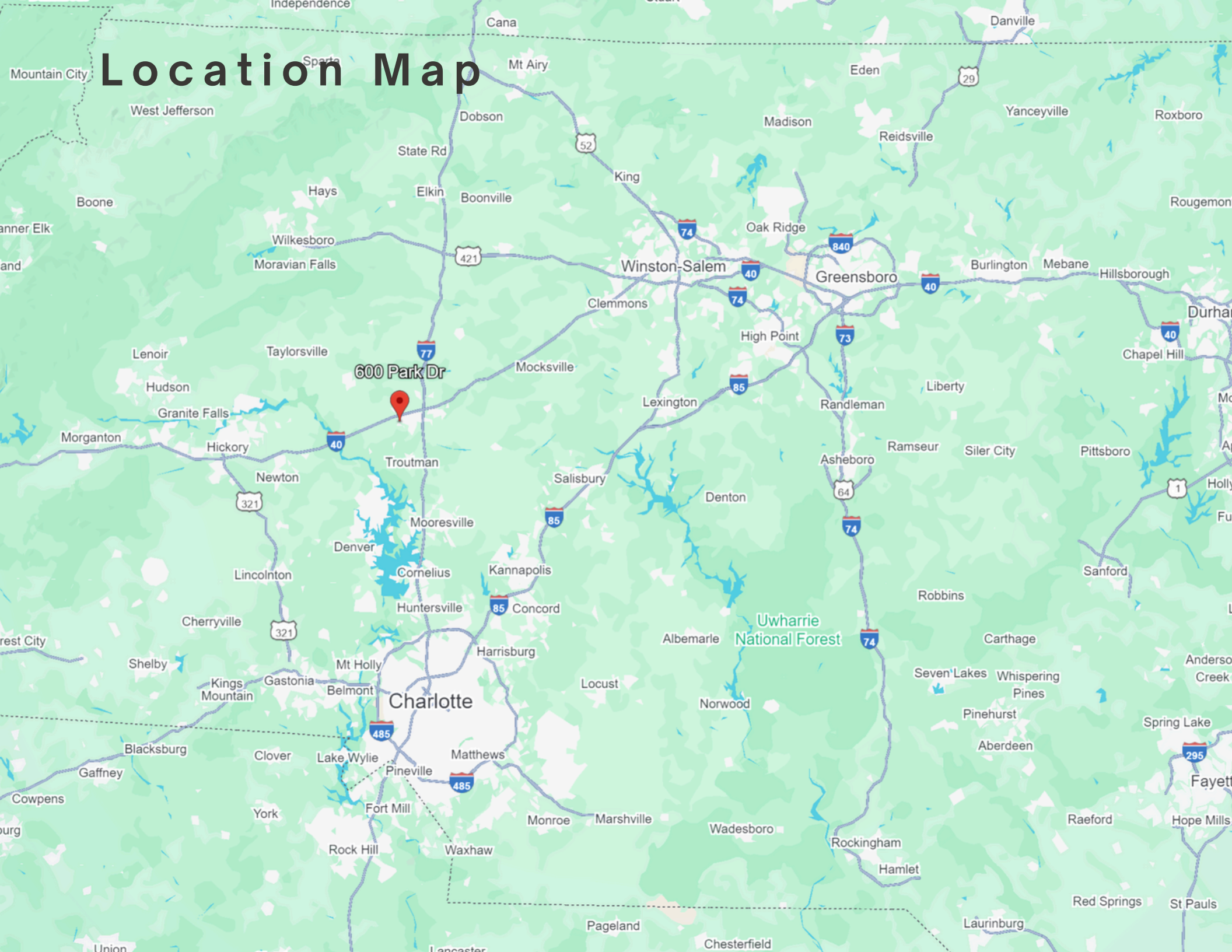
Flow Toyota of Statesville

Hickory Hills

Lakewood Golf Club

Great Western Motorcycles

# Location Map



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