

320 W AVIATION DRIVE, STATESVILLE, NC 28677

# CLASS A INDUSTRIAL SPACE

FOR SALE OR LEASE



**ONE ALLIANCE**  
COMPANIES

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## ABOUT THE SPACE

# INDUSTRIAL SPACE FOR SALE OR LEASE

**Sale Price: \$9,150,000**

**Lease Price: \$12/SF NNN**

- ±57,899 SF Class A industrial building, move-in ready for a race team or manufacturer
- Directly across from Statesville Regional Airport (KSVH) — 7,003' runway with full parallel taxiway, FBO operated by West Star Aviation
- Minutes from I-40 and I-77 in a fast-growing Charlotte-region industrial corridor
- Fully equipped with dust collection, heavy power, compressed air, and 8 roll-up doors
- 24' clear ceiling height
- Built 2001 | ±4.58 acres | Zoned Light Industrial (LI)
- Parking spaces: +53



CLASS A INDUSTRIAL SPACE

320 W Aviation Drive is a ±57,899 SF Class A industrial facility in Statesville, NC, purpose-built for a professional race team and equally well-suited to advanced manufacturing or logistics use. The building pairs a 46,818 SF main shop — configured with dedicated race shop, fabrication, paint, machine shop, and parts storage areas — with 11,081 SF of finished office, lobby, and mezzanine space. The property sits directly across from Statesville Regional Airport (KSVH), giving tenants and owners direct general aviation access for moving people and freight. It is also within 2 miles of I-40 and 5 miles of I-77 in one of the fastest-growing industrial corridors in the Charlotte region.

HIGHLIGHTS

- The space is move in ready for a race team or manufacturer
- Dust Collection System
- Heavy Power
- Compressed Air
- 8 Roll up Doors
- Hauler Bay with RV Hookups
- Less than 2 miles from I-40
- Less than 5 miles from I-77
- Less than 1 mile from the City of Statesville Regional Airport



BUILDING LAYOUT

| Area - Main Shop      | SF     |
|-----------------------|--------|
| Race Shop (Half Main) | 8,100  |
| Fab Area (Half Main)  | 8,100  |
| Paint Shop            | 4,896  |
| Hauler Bay            | 4,611  |
| Rubber Room           | 3,200  |
| East Storage          | 3,000  |
| West Storage          | 3,000  |
| Material Prep         | 2,880  |
| Setup/PDR Room        | 2,415  |
| Machine Shop          | 2,108  |
| Late Model Parts Room | 1,600  |
| Chassis Dyno          | 1,500  |
| Modified Parts Room   | 440    |
| Break Room            | 440    |
| Locker Room           | 528    |
| Total SF              | 46,818 |

| Area - Misc     | SF     |
|-----------------|--------|
| Upstairs Office | 6,385  |
| Lobby           | 2,016  |
| Mezzanine       | 1,180  |
| Misc Mechanical | 1,500  |
| Total SF        | 11,081 |









## ABOUT THE AREA

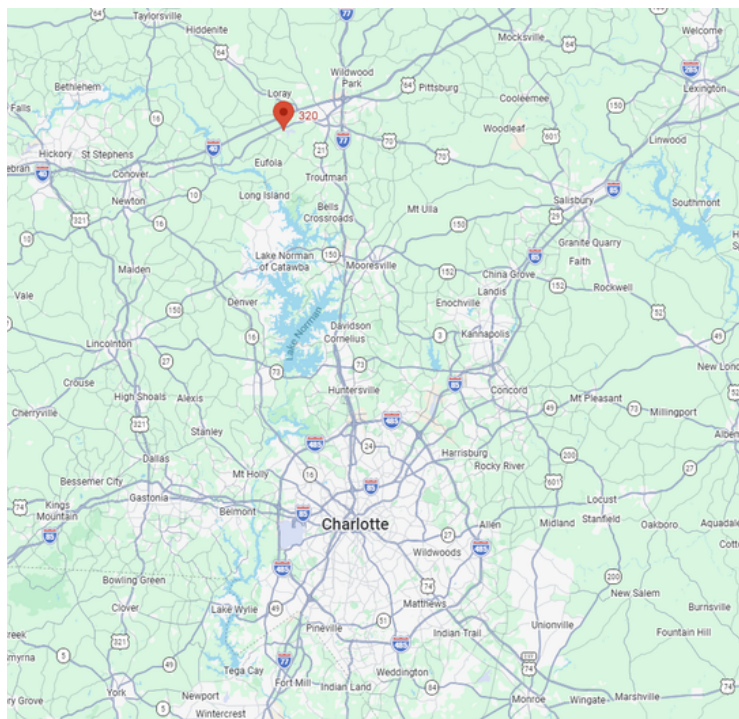
# STATESVILLE, NC

Statesville, North Carolina, is a strategically located logistics and industrial hub within the Charlotte Metropolitan Statistical Area (MSA). It serves as the pivotal crossroads for Southeastern distribution, sitting at the intersection of I-40 and I-77—two major East Coast transportation corridors that provide direct access to regional, national, and international markets. Unmatched highway connectivity is augmented by Statesville Regional Airport (KSVH), that supports corporate aviation, specialized charter operations, and freight and logistics activities.

Statesville anchors the fast-growing I-77 industrial corridor with a diversified base of advanced manufacturing, aviation, motorsports and third-party Logistics operations. The region's industrial heritage has helped create a technically skilled labor force with expertise in fabrication, composites, precision machining, and other high-tolerance manufacturing processes.

Statesville and Iredell County maintain a stable, predictable, and business-friendly regulatory environment and a history of collaboration with private industry. Local and county officials support industrial and commercial development through development assistance, coordinated permitting, and strategic economic incentives.

With its strategic transportation infrastructure, skilled workforce, and proximity to the continued growth of the Charlotte region, Statesville offers a compelling location for companies seeking operational efficiency, room to grow, and long-term investment potential.



*The statements and figures herein while not guaranteed are secured from sources believed to be authoritative.*

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