

Property Name	3218 Taylorsville Hwy
Property Address	3218 Taylorsville Hwy
City and County	Statesville, Iredell
State	North Carolina
ZIP Code	28625
Latitude	EDC will add this info
Longitude	EDC will add this info
Land/Site Or Building?	Building
Minimum size (SF)	4500
Maximum size (SF)	4500
Property Subtypes / Property Types:	
Total building SF	4500
Available SF	4500
Minimum ceiling height	
Maximum ceiling height	13'6"
Drive-in doors?	Yes
Number of Drive in Doors	1
Loading docks?	Yes
Number of Docks	1
Cranes?	No
Number of Cranes	
Multi Tenant Building?	No
Air conditioning?	Yes
Sprinkler?	No
Heating?	Yes
Expandable?	No
Wet lab space?	No
Shell/spec building?	No
Clean room space?	No
Nearest Airport	Statesville Airport
Distance to Airport (miles)	3 miles
Nearest Interstate	I-40
Distance to Interstate (miles)	.5 miles
Rail Access? (Yes, No)	No
Rail Provider	
Electric Service on Site? (Yes, No)	Yes
Electric Service Provider	City of Statesville
Water on Site? (Yes, No)	Yes
Water provider	City of Statesville
Sewer on site? (Yes, No)	Yes
Sewer provider	City of Statesville
Natural gas on site? (Yes, No)	Yes
Natural gas provider	Enbridge Gas
Fiber Access? (Yes, No)	Yes
Fiber Provider	Spectrum, AT&T
Industrial Park?	No
Direct Access to Navigable Waterways?	No

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Lease \$: **\$4,000**

MLS#: **4354082**

Category: **Commercial Lease**

County: **Iredell**

Status: **ACT**

Parcel ID: **4725500873**

Acres: **0.26**

Legal Desc: **L35-38 W A Thomas PB 4-82**

Tax Val: **\$136,680**

Zoning: **HI**

Lot Dim: **100x129**

Complex Name:

Deed Ref: **1565 997**

Comm Loc: **Freestanding**

Elevation:

OSN: **Canopy MLS**



General Information

Type: **Commercial**
Second Type: **Auto Service, Business, Manufacturing**
Sale/Lse Inc: **Building**
Documents: **Floor Plan**
In City: **Yes**
Restrictions: **Use**
Rstrict Cmnts: **City approval.**

Bldg Information

New Const: **No**
Builder:
Year Built: **1965**
Const Status:
Const Type: **Site Built**
of Bldgs: **1**
of Rentals: **1**
of Units:
Baths Total: **2**
of Stories: **1**

Square Footage

Total: **4,500**
Min SF Avail: **4,500**
Max SF Avail: **4,500**
Min Lse#/SF: **\$4,500.00**
Max Lse\$/SF: **\$4,500.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

of Docks: **1** # DriveIn Drs: **1** Rail Service: **No** # Bays:
Ceiling Hgt: **13X6** Available Date: **04/01/2026** Sec Dep: **\$4,000** Entry Lvl:
Flood Plain: **No**
Road Front: **100**
Ownership:
Rd Respons: **Publicly Maintained Road**
Addl Parcels:
Lease Terms:

Parking Information

Main Lvl Garage: Garage: # Gar Sp: Carport: **No** # Carport Spc:
Covered Sp: Open Prk Sp: **Yes/10** # Assg Sp: Tot Prk: **10**
Driveway: Prkng Desc: **Beside and in front of the building.**
Parking Features: **Parking Lot**

Features

Fixtures Exclsn: **No** Basement Dtls: **No**
Foundation: **Slab** Fireplaces:
Accessibility: **Bath Grab Bars, Bath Raised Toilet, Bath Roll-Under Sink, Doors-Lever Handle, Entry Slope Less Than 1 Foot, No Interior Steps** Construct Type: **Site Built**
Exterior Cover: **Brick Partial, Metal** Road Frontage: **4 Lane Highway/100**
Road Surface: **Paved** Patio/Porch:
Roof: **Flat** Other Structure:
Security Feat: Inclusions: **Building**
Suitable Use: **Commercial** Fire Sprinkler:
Utilities: **Electricity Connected, Natural Gas**
Tenant Pays: **All Utilities, Trash Collection**
Floors: **Concrete, Vinyl Plank**

Utilities

Sewer: **City Sewer** Water: **City Water**
Heat: **Ductless/Mini-Split System, Natural Gas** Cool: **Ductless/Mini-Split System**
Restrictions: **Use - City approval.**

Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

Public Remarks

Great location - easy access to I-40. Newly remodeled 4500 sq. ft. warehouse. 3 offices, 2 baths. One roll-up door and one dock door.

Showing Instructions, Considerations, and Directions

Call Listing Agent

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **12/31/2026**
Mkt Dt: **03/26/2026** DDP-End Dt:
Agent/Own: **Yes**
For Appt Call: **800-746-9464**
List Agent: **Karen Clark (30772)** List Agreement: **Exclusive Right To Lease**
List Office: **Troutman Realty, LLC (11131)** Agent Phone: **919-721-0100**
Seller Name: **Troutman Family** Office Phone: **919-721-0100**
Web URL: Full Service: **Full Service**

▼ Ground Floor

ROOMS: 9

