

# 125 LONG MEADOW DR.

S T A T E S V I L L E , N C

**72 ACRES**

**LIGHT INDUSTRIAL**

**BUILD TO SUIT**

PRIME DEVELOPMENT  
OPPORTUNITY

FOR LEASE

**NAI Piedmont Triad**

Commercial Real Estate Services, World Wide

348 N. Elm Street • Greensboro, NC 27401 • [naipt.com](http://naipt.com)

**NAI Burns Scalo**

Commercial Real Estate Services, World Wide

965 Greentree Road #400 • Pittsburgh, PA • [naiburnsscalo.com](http://naiburnsscalo.com)

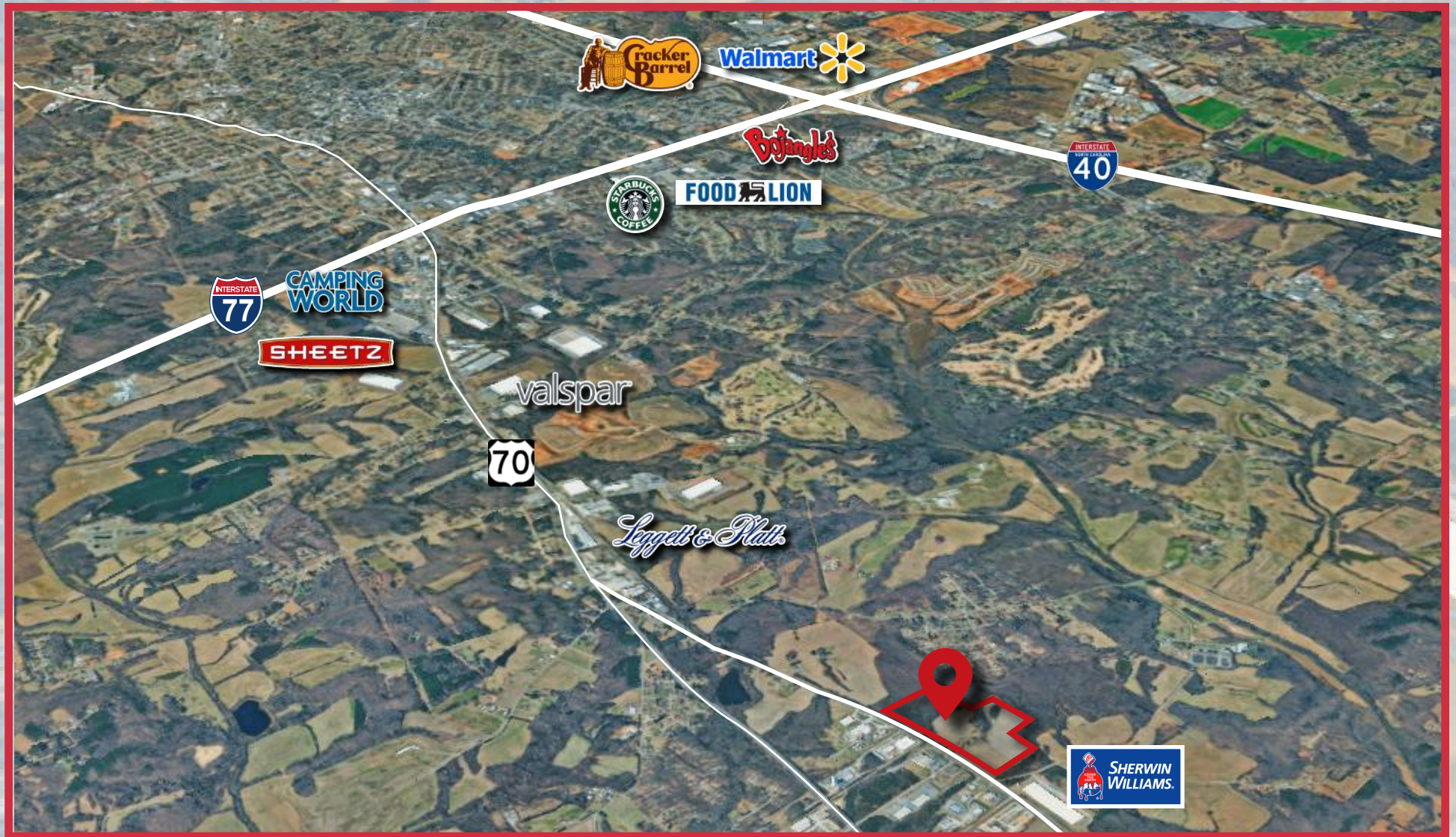
# PROPERTY *info*

125 Long Meadow is located in central Iredell County, located right in the middle of North Carolina. All in total approximately 72 acres has already been zoned light industrial and annexed into the city of Statesville. The property is 4 miles travel to I-77 and 4 miles travel to I-40.

Address	125 Long Meadow Drive, Statesville
Acreage	72 Acres
Zoning	Light Industrial   Located in Foreign Trade Zone 57
Water	Iredell Water Corporation
Power	Energy United
Sewer	City of Statesville
Natural Gas	Enbridge
Rail	Class 1 Rail Access via Norfolk Southern
Development	Build to Suit / Multiple Concept Plans for Development
Interstate Access	4 Miles I-77   41 minutes to Charlotte

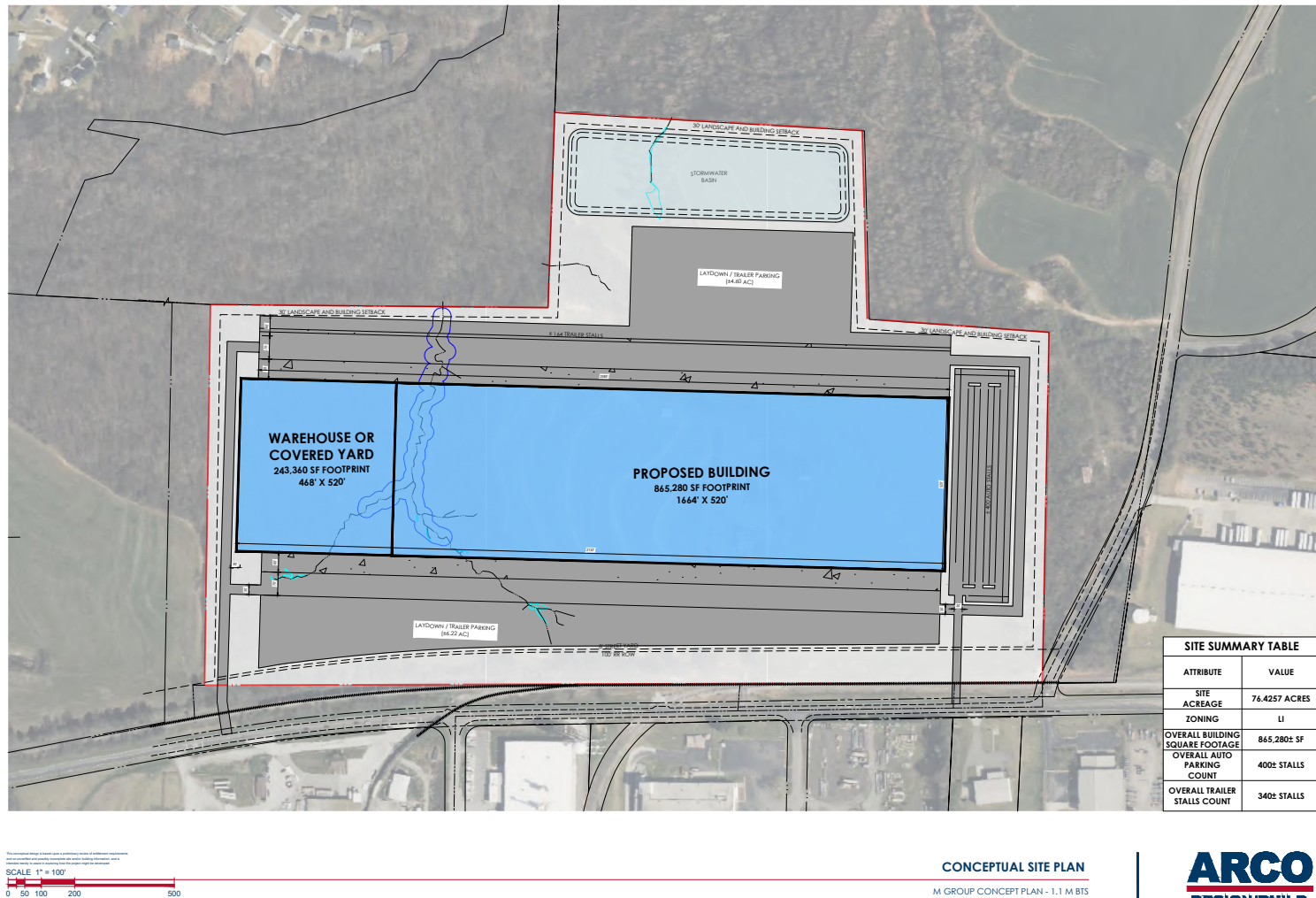


# PROPERTY *info*





# CONCEPT *plans*



This conceptual design is based upon a preliminary review of information submitted and is not intended to be used for construction or other purposes without the approval of the design professional. The design is subject to change without notice.

## CONCEPTUAL SITE PLAN

M GROUP CONCEPT PLAN - 1.1 M.B.TS  
151 LONG MEADOW RD, STATESVILLE, NC  
SCHEME 01 | CIVIL | 05.13.2024

**ARCO**  
DESIGN/BUILD





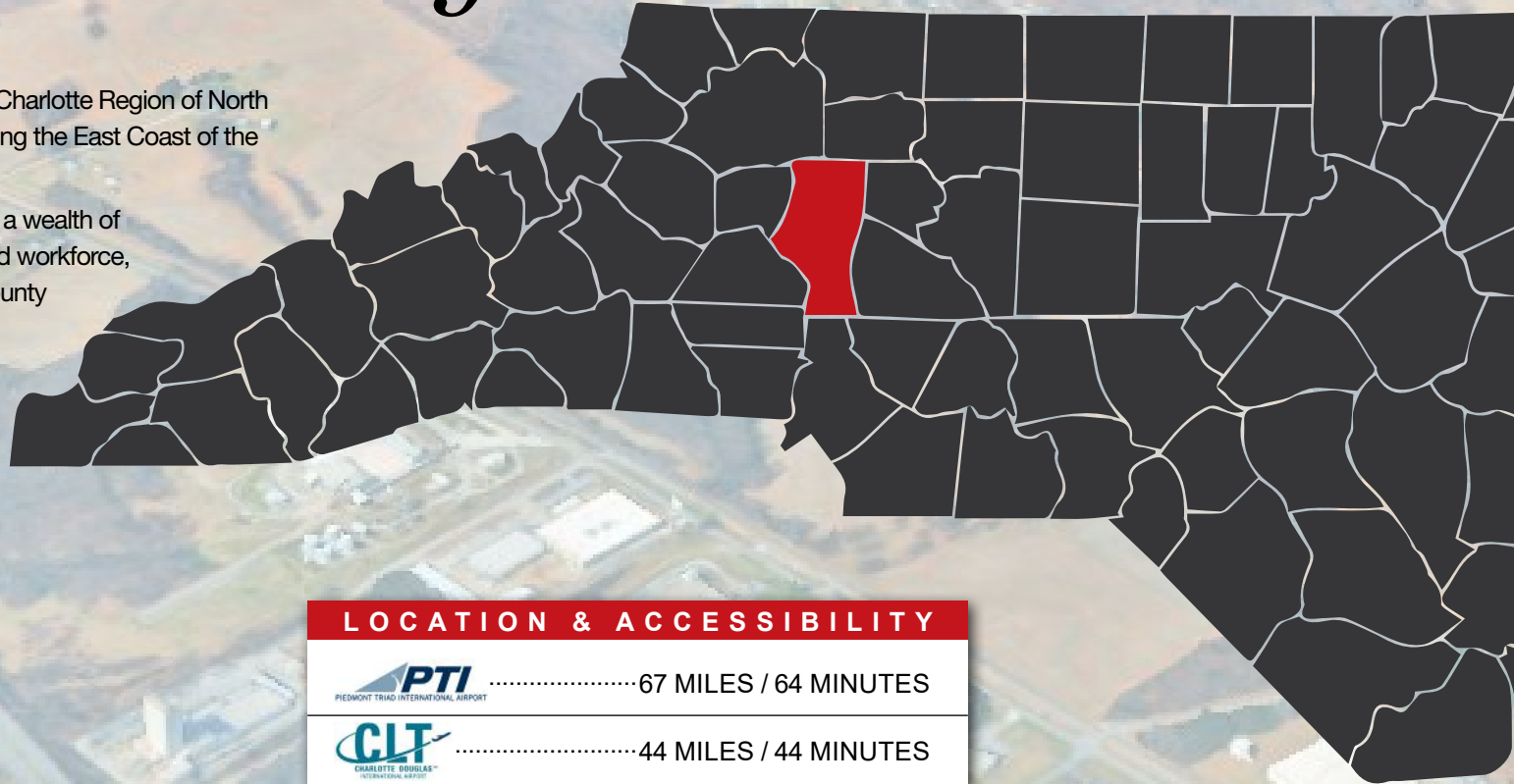


# IREDELL *county*

## INFORMATION

Iredell County is strategically located in the Charlotte Region of North Carolina, just 30 miles north of Charlotte along the East Coast of the United States.

With direct access to Interstates 40 and 77, a wealth of industrial sites, strong infrastructure, a skilled workforce, and a low cost of doing business, Iredell County offers a distinct competitive advantage for growing industries.



2.7M People Within a 60min Drive  
(Source: ESRI Web Guru)

Average Commute Time: 25 Minutes

Population: 206,361

Unemployment Rate: 3.5%

Median Age: 41

### LOCATION & ACCESSIBILITY



.....67 MILES / 64 MINUTES

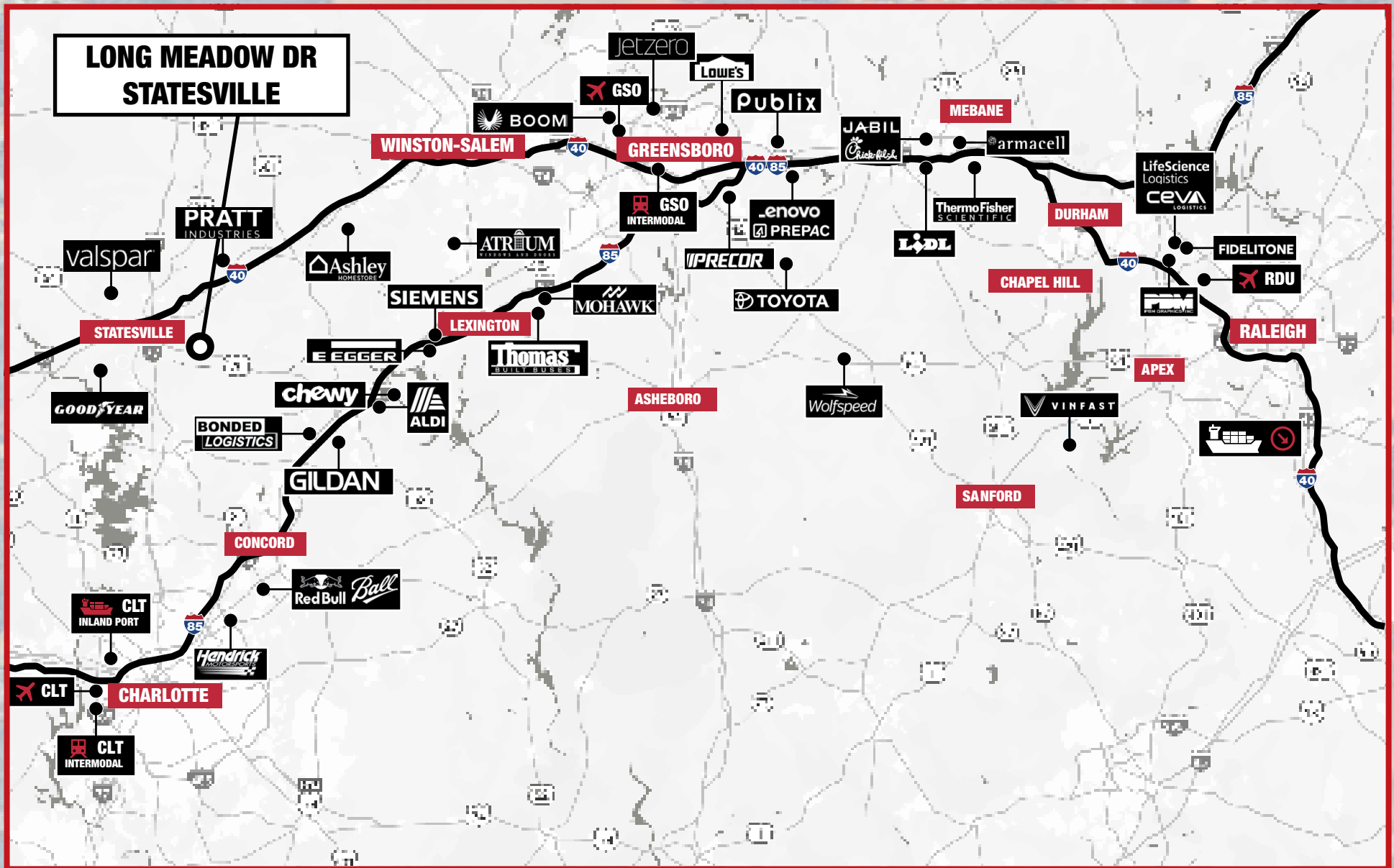


.....44 MILES / 44 MINUTES





# REGIONAL *industry*





# CAROLINAcore

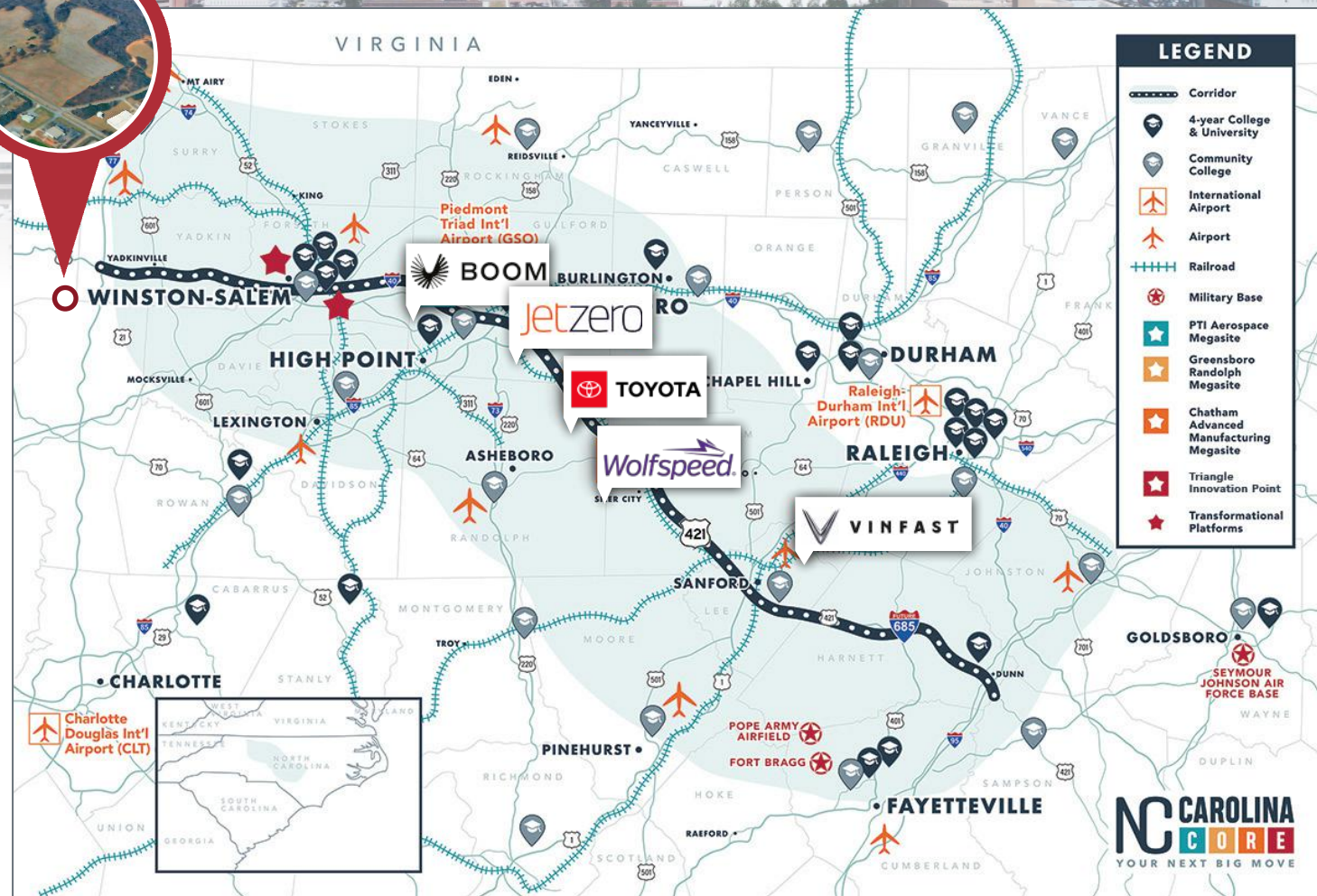
**NC CAROLINA**  
**CORE**  
YOUR NEXT BIG MOVE

**THINK IT.**  
**MAKE IT.**  
**MOVE IT.**

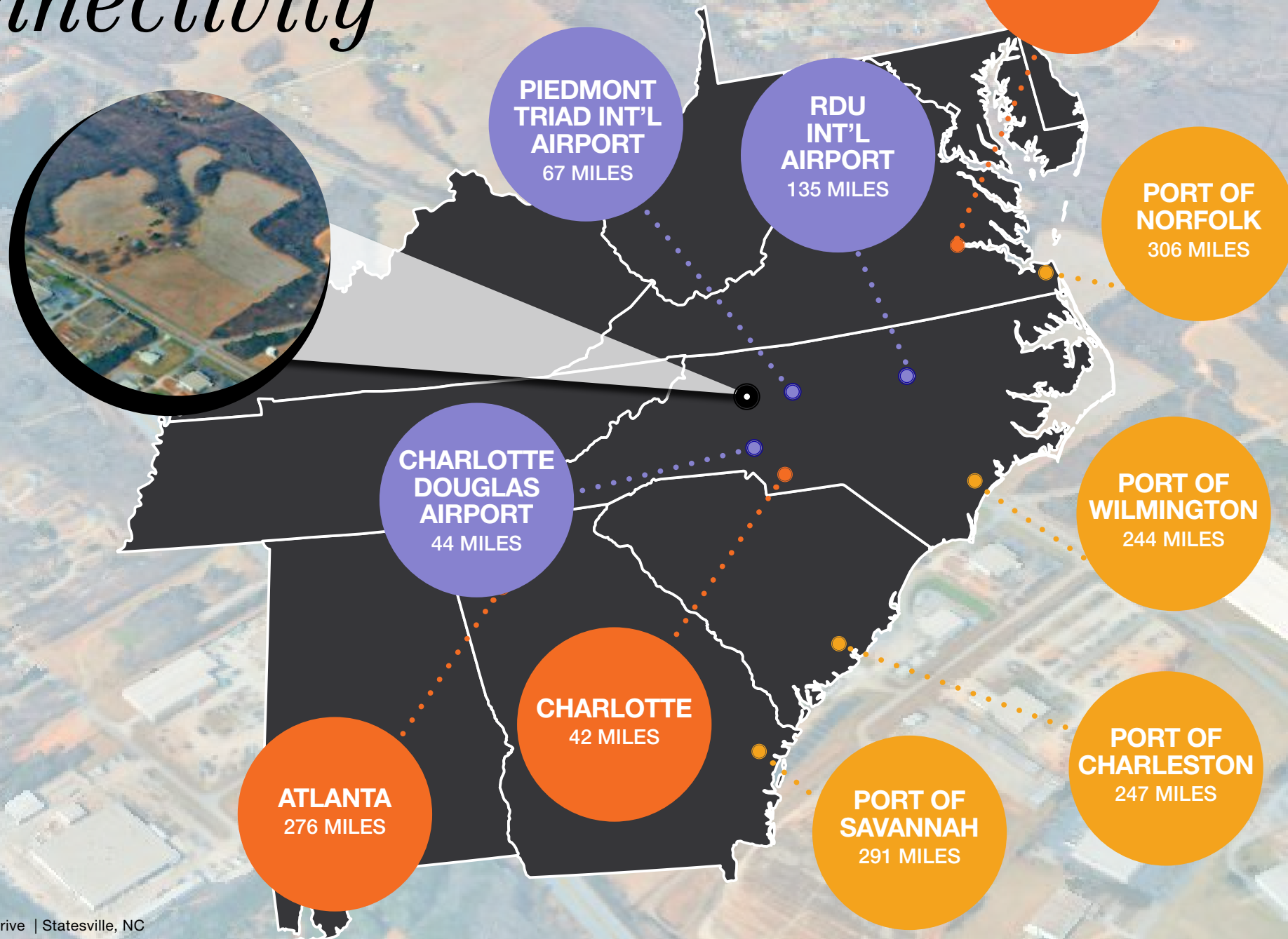


The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



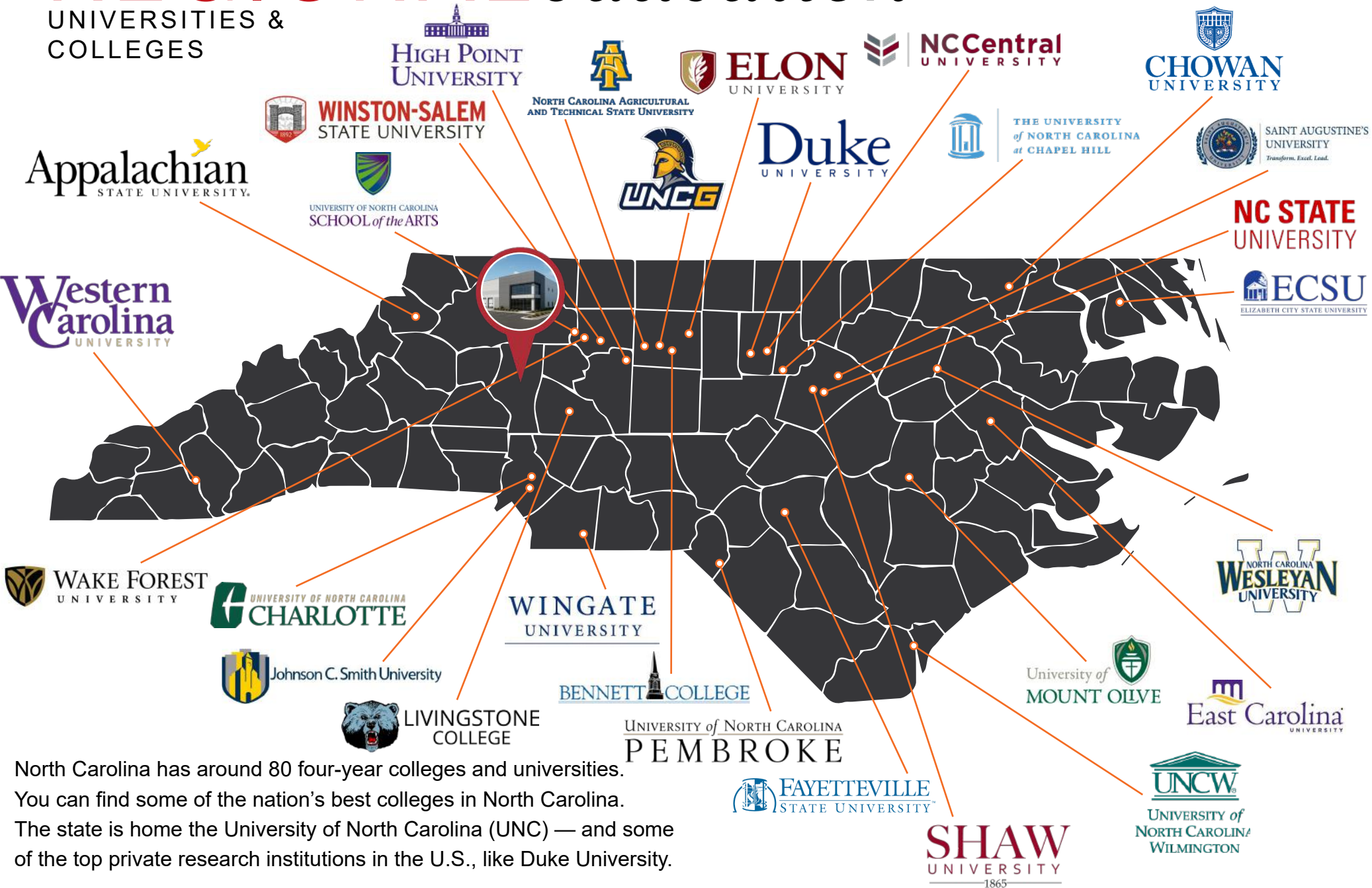
# MULTI-MODAL *connectivity*





# REGIONAL *education*

UNIVERSITIES &  
COLLEGES





**BROKERAGE  
DEVELOPMENT  
INVESTMENTS**

**NAI Piedmont Triad**

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