

125 LONG MEADOW DR.

STATESVILLE, NC

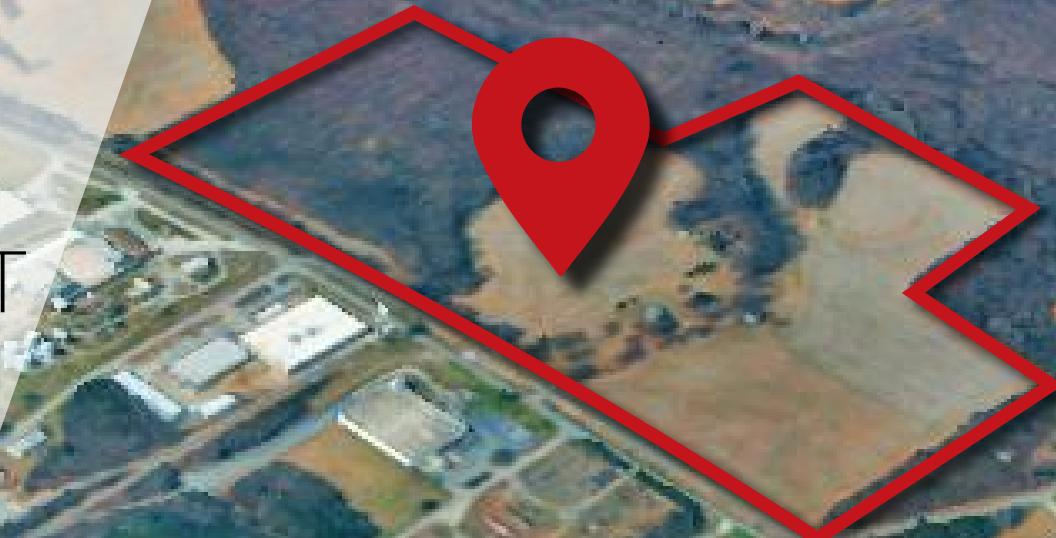
72 ACRES

LIGHT INDUSTRIAL

BUILD TO SUIT

PRIME DEVELOPMENT
OPPORTUNITY

FOR LEASE



NAIPiedmont Triad

Commercial Real Estate Services, World Wide
348 N. Elm Street • Greensboro, NC 27401 • naipt.com

NAIBurns Scalo

Commercial Real Estate Services, World Wide
965 Greentree Road #400 • Pittsburgh, PA • 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

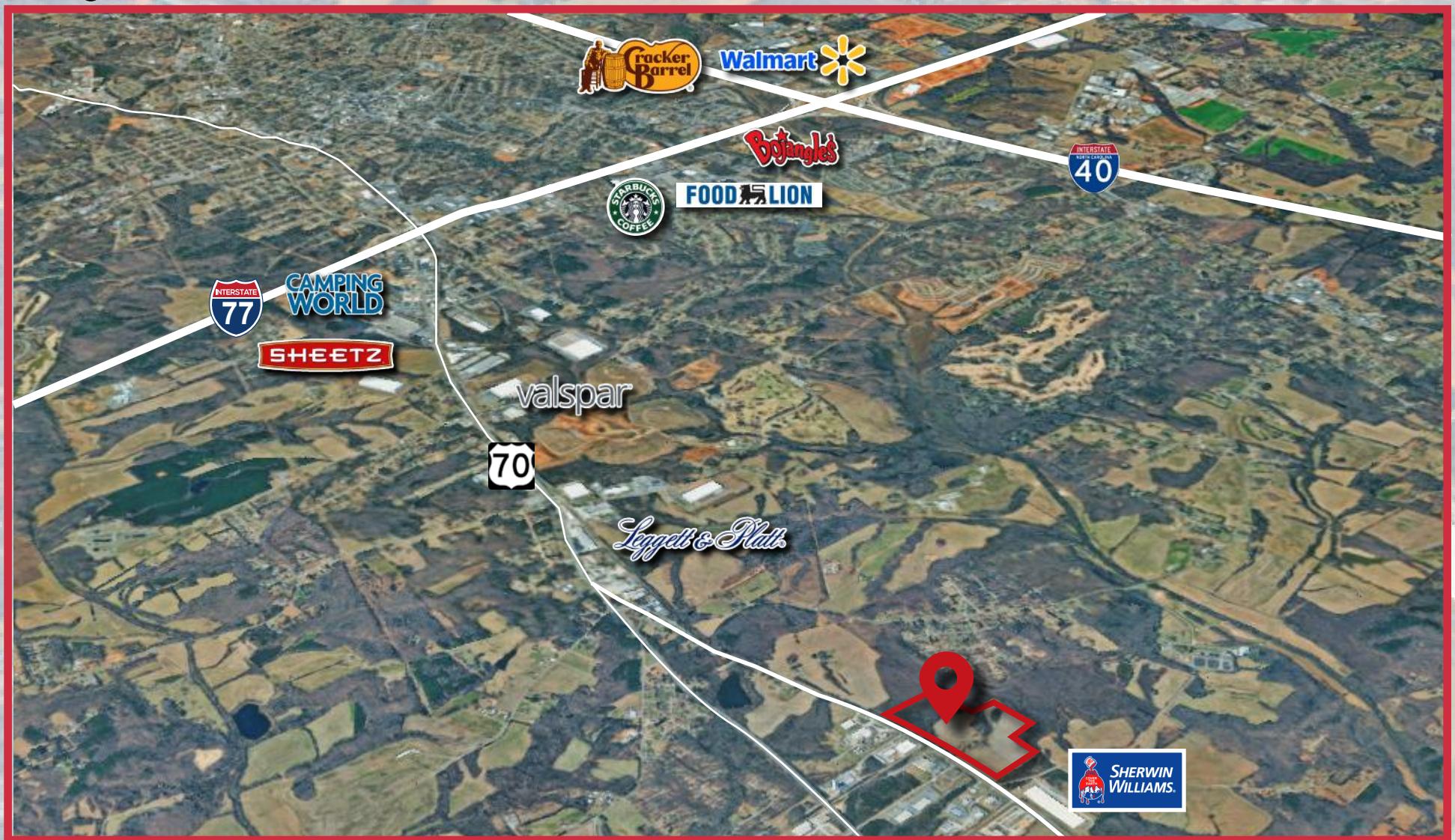
Natural Gas Enbridge

Rail Class 1 Rail Access via Norfolk Southern

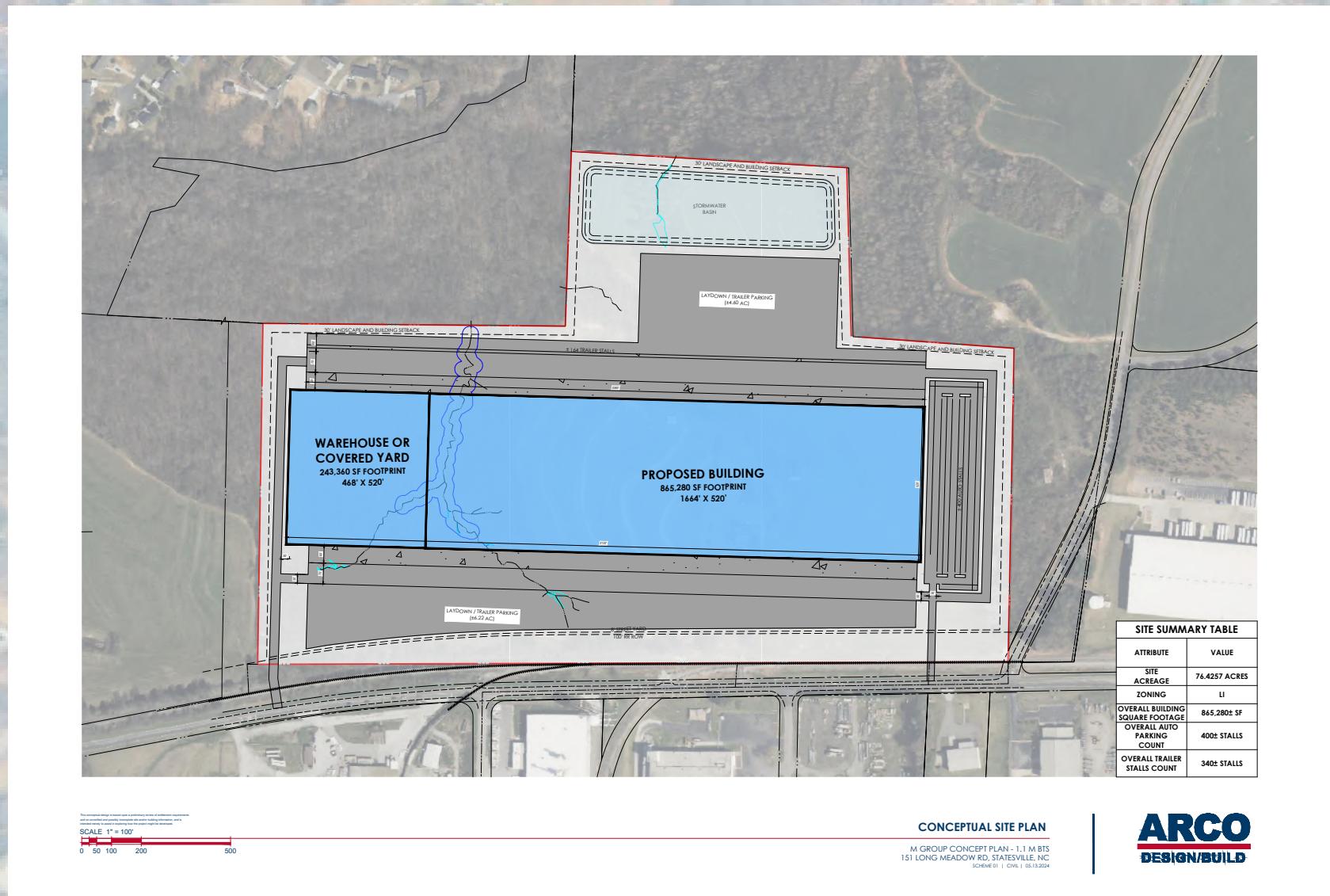
Development Build to Suit / Multiple Concept Plans for Development

Interstate Access 4 Miles I-77 | 41 minutes to Charlotte

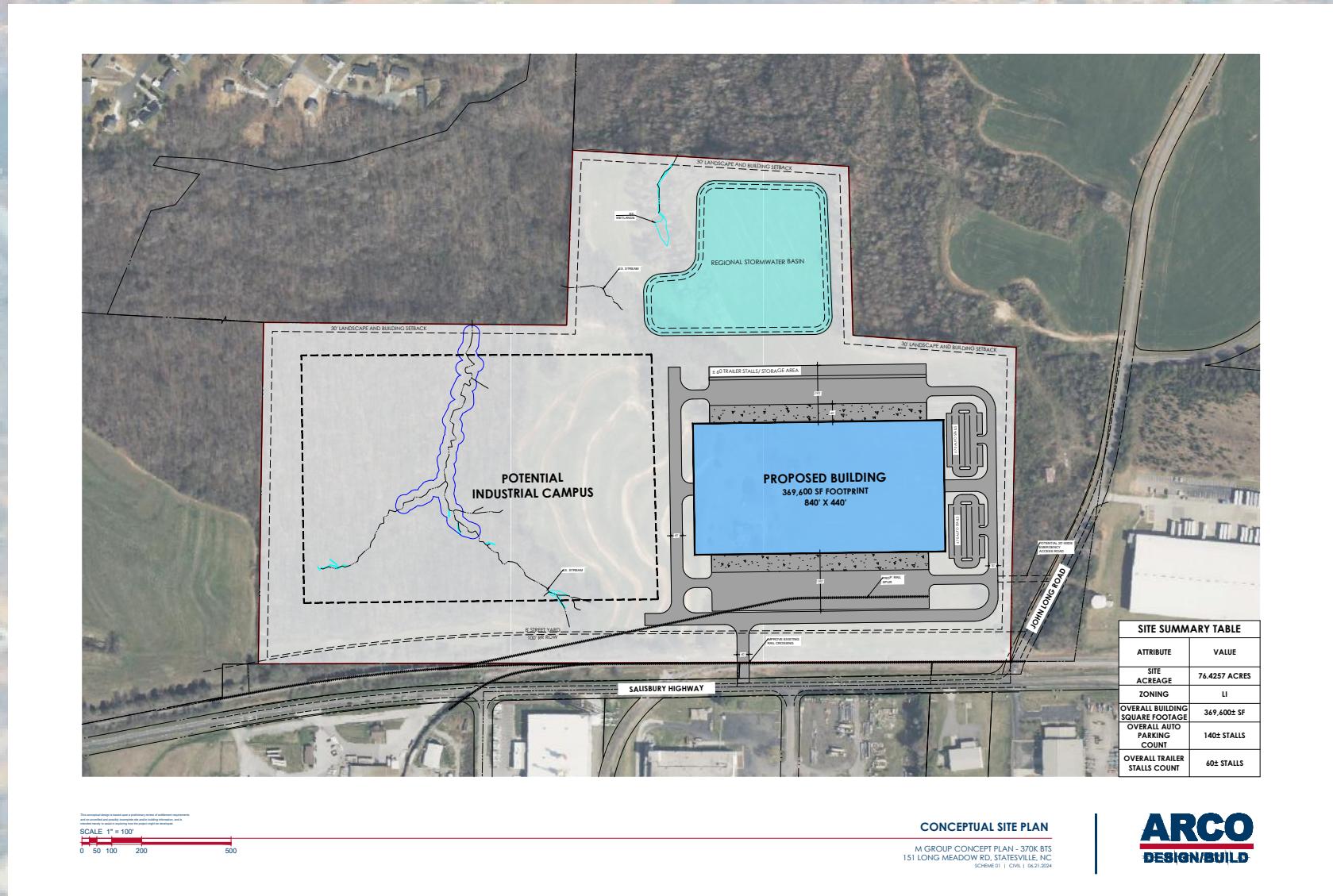
PROPERTY *info*



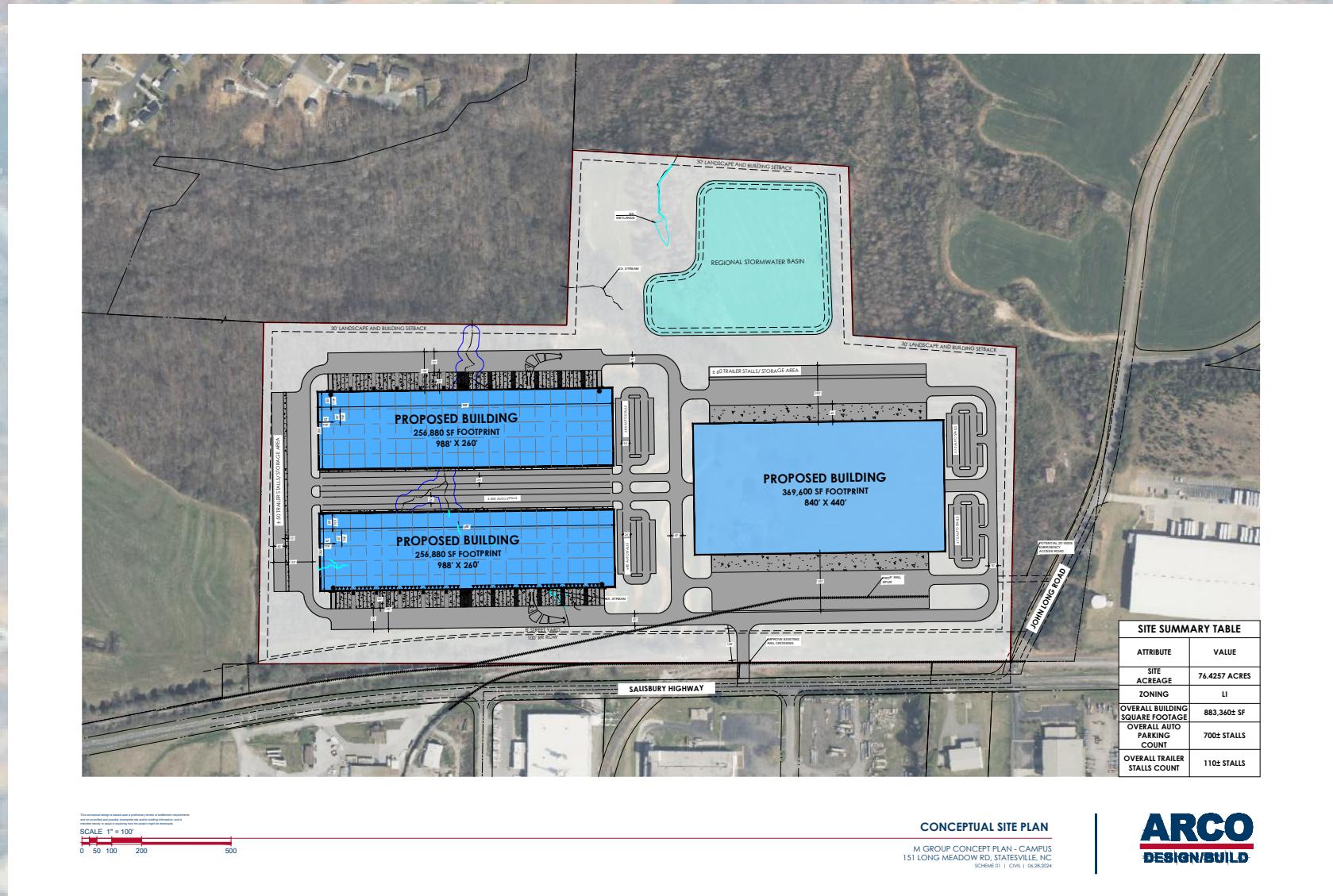
CONCEPT *plans*



CONCEPT plans



CONCEPT *plans*



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.

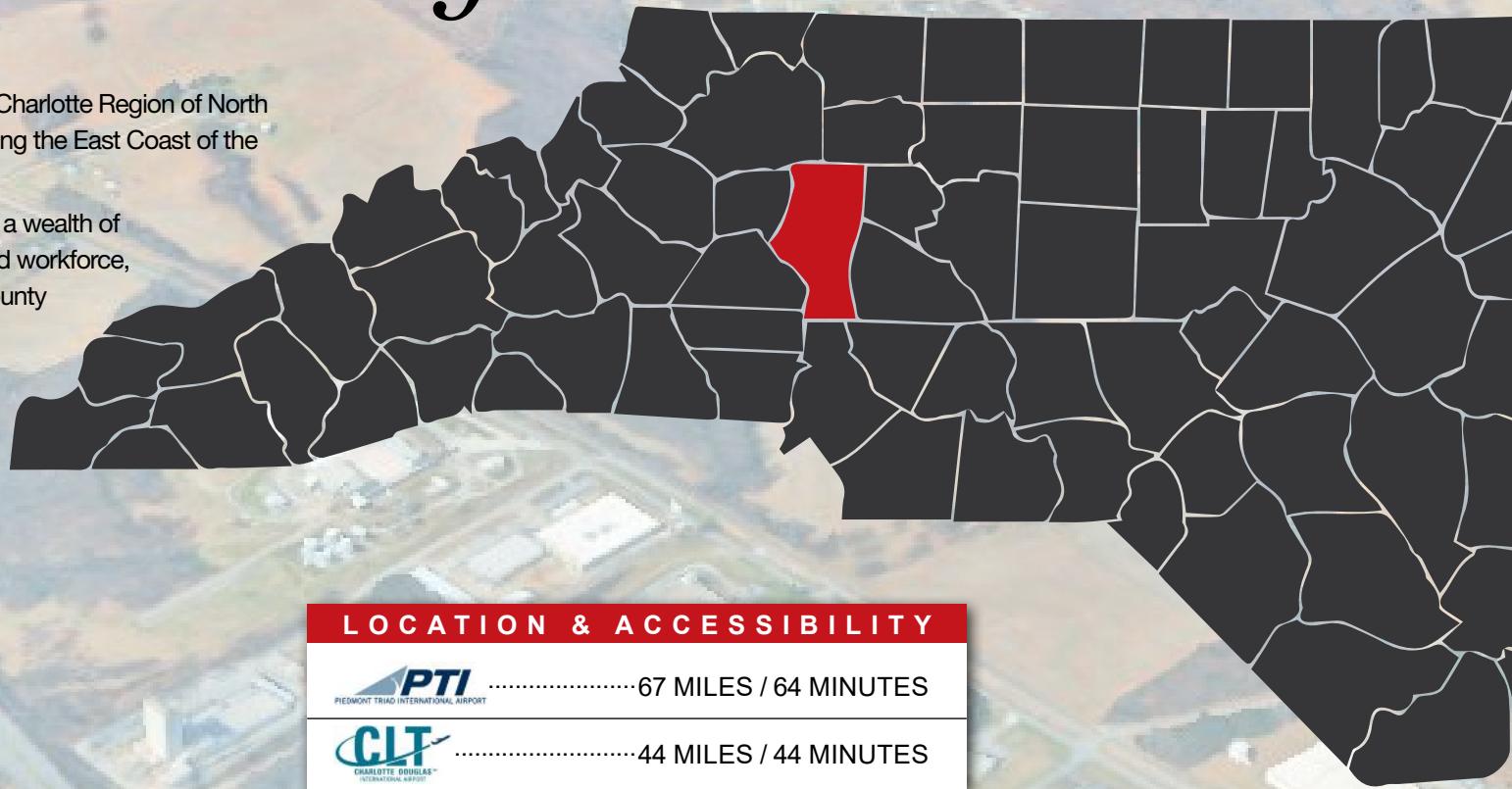
2.7M People Within a 60min Drive
(Source: ESRI Web Guru)

Average Commute Time: 25 Minutes

Population: 206,361

Unemployment Rate: 3.5%

Median Age: 41



LOCATION & ACCESSIBILITY



PIEDMONT TRIO INTERNATIONAL AIRPORT 67 MILES / 64 MINUTES

CHARLOTTE DIA 44 MILES / 44 MINUTES



GREENSBORO, NC

±73 Miles From Site (69 Mins)



CHARLOTTE, NC

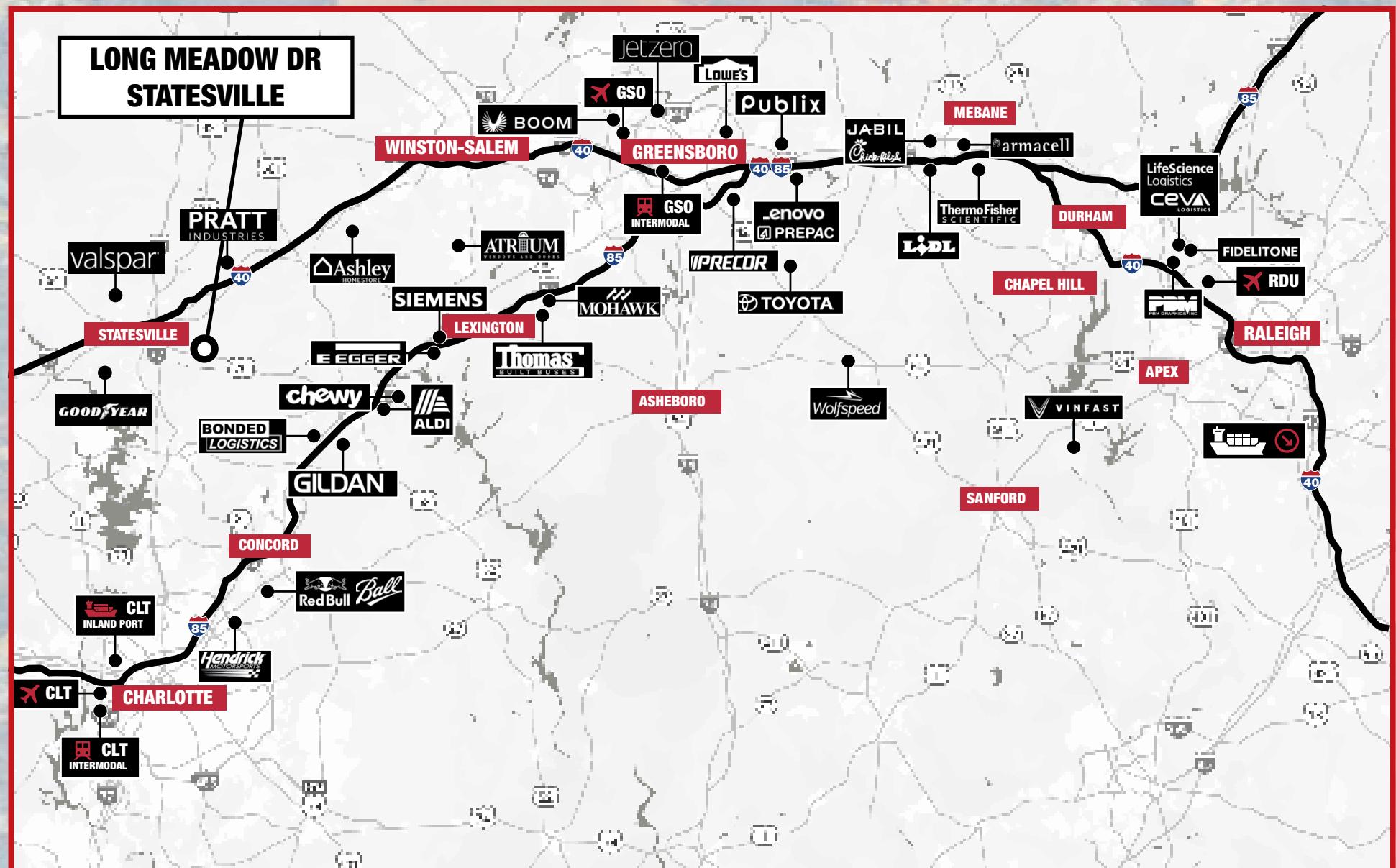
±42 Miles From Site (41 Mins)



ASHEVILLE, NC

±105 Miles From Site (98 Mins)

REGIONAL *industry*



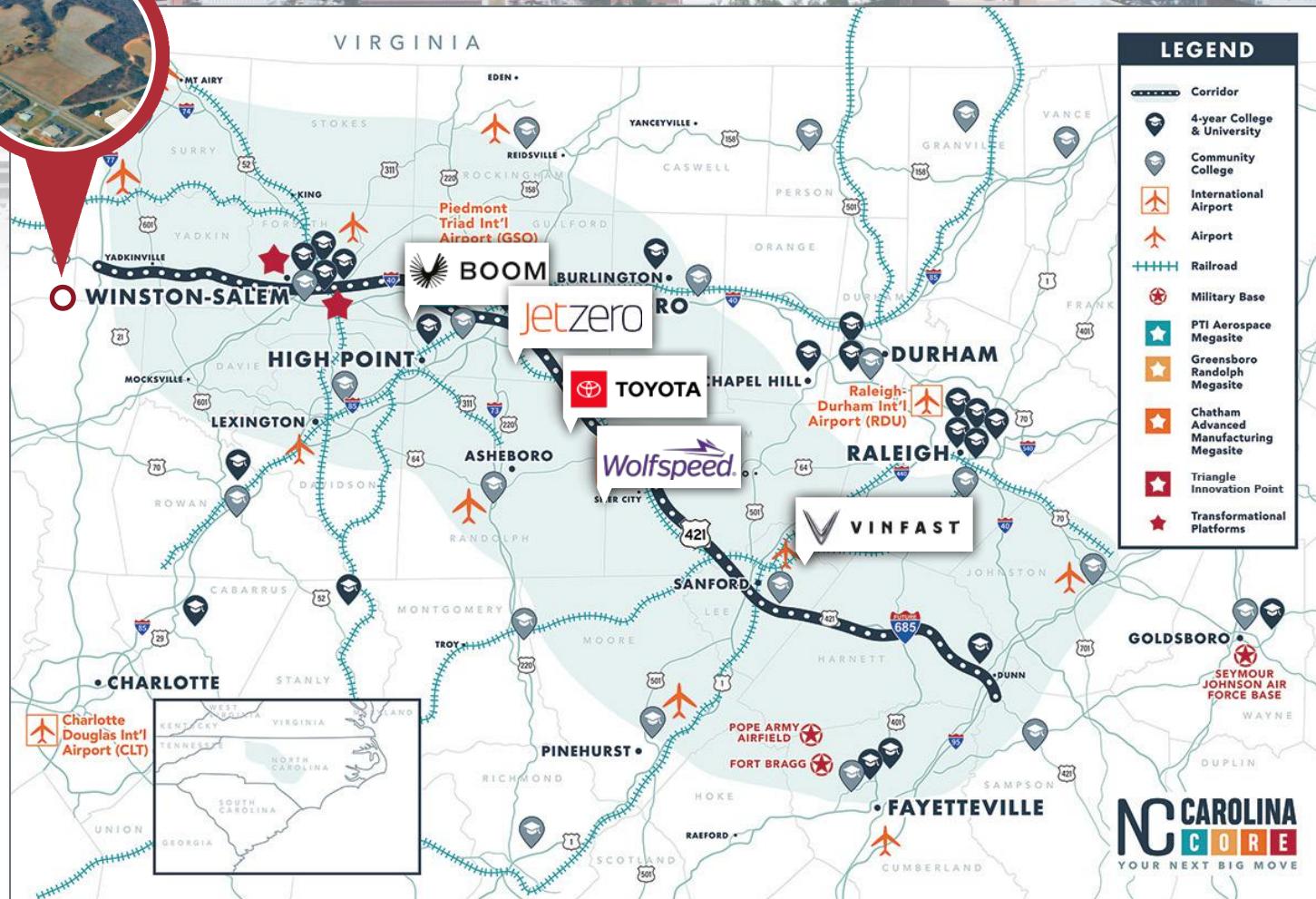
CAROLINA core

THINK IT.
MAKE IT.
MOVE IT.



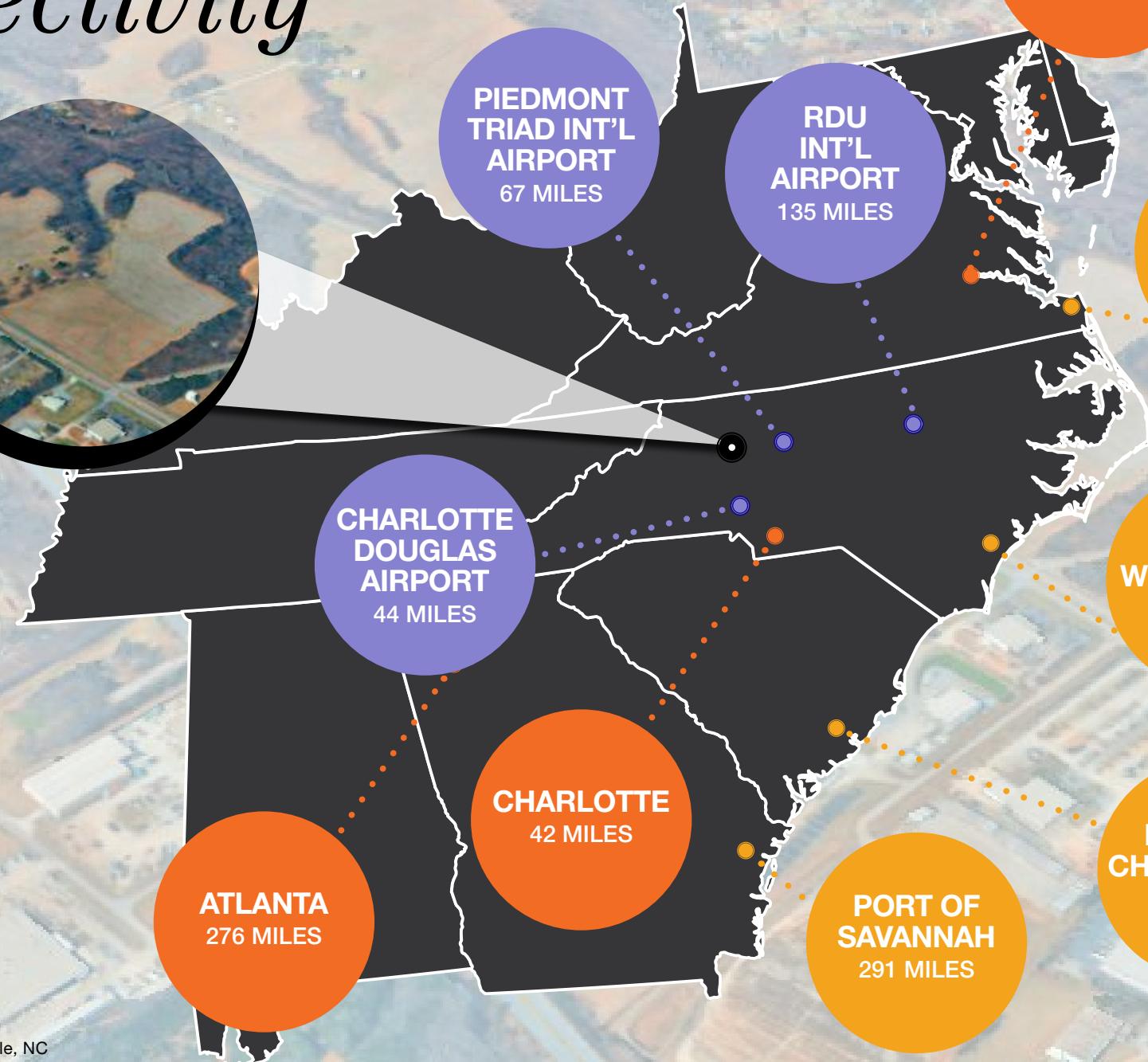
The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

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

Appalachian
STATE UNIVERSITY.

Western
Carolina
UNIVERSITY

WAKE FOREST
UNIVERSITY

UNIVERSITY OF NORTH CAROLINA
CHARLOTTE

Johnson C. Smith University

LIVINGSTONE
COLLEGE

WINGATE
UNIVERSITY

BENNETT COLLEGE

UNIVERSITY of North Carolina
PEMBROKE

FAYETTEVILLE
STATE UNIVERSITY

SHAW
UNIVERSITY
1865

CHOWAN
UNIVERSITY

SAINT AUGUSTINE'S
UNIVERSITY
Transform. Excel. Lead.

NC STATE
UNIVERSITY

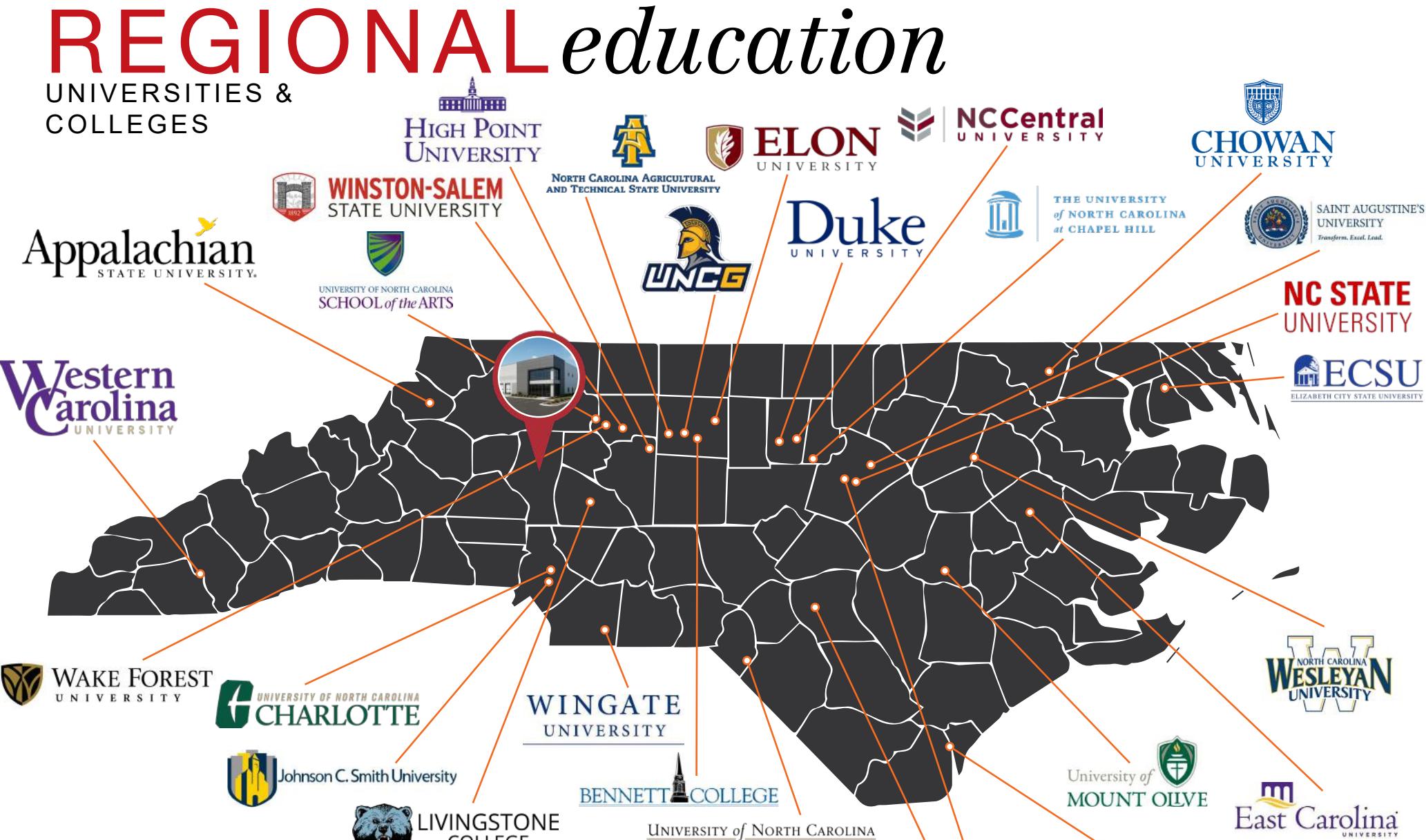
ECSU
ELIZABETH CITY STATE UNIVERSITY

NORTH CAROLINA
WESLEYAN
UNIVERSITY

University of
MOUNT OLIVE

East Carolina
UNIVERSITY

UNCW
UNIVERSITY of
NORTH CAROLINA
WILMINGTON



North Carolina has around 80 four-year colleges and universities.

You can find some of the nation's best colleges in North Carolina.

The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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