



BUILDING 3

LAND AREA	9.70 ACRES
BUILDING SIZE	90,000 SQ.FT.
COLUMN SPACING	TO SUIT
ROOF	TO SUIT
SLAB	TO SUIT
CLEAR HEIGHT	24' MINIMUM
DOCK DOORS	+/- 19
LOADING CONFIGURATION	FRONT

PROPERTY DESCRIPTION

STATESVILLE BUSINESS PARK, a 180 acre manufacturing oriented business park, is located approximately 4 miles east of I-77 (Exit 49A) on four (4)-lane US Highway 70. I-40 is accessible via I-77, 2.5 miles north. The park is approximately 45 minutes from Charlotte Douglas International Airport (CLT) and 55 minutes from Piedmont Triad International Airport, home to the FedEx Mid-Atlantic Sorting Hub. Current tenants in the park include, Goodyear Tire, Kooks Custom Headers, Bridgeford Foods, Highland Industries, and Cheney Brothers, Inc.

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