

320 W AVIATION DRIVE, STATESVILLE, NC 28677

CLASS A INDUSTRIAL SPACE

FOR SALE OR LEASE



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COMPANIES

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ABOUT THE SPACE

INDUSTRIAL SPACE FOR SALE OR LEASE

Sale Price: \$9,150,000

Lease Price: \$12/SF NNN

- ±63,899 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 main building features a 46,818 SF shop — configured with dedicated race shop, fabrication, paint, machine shop, and parts storage areas — alongside 11,081 SF of finished office, lobby, and mezzanine space. Heavy power infrastructure supports demanding operations. The property also includes a ±6,000 SF storage building positioned behind the main structure, providing additional flexible storage or operational capacity. 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
 - 60k sq ft building - 833 Amps
 - 6k sq ft building - 208 Amps
- 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
Storage Building	6,000
Total SF	17,081









ABOUT THE AREA

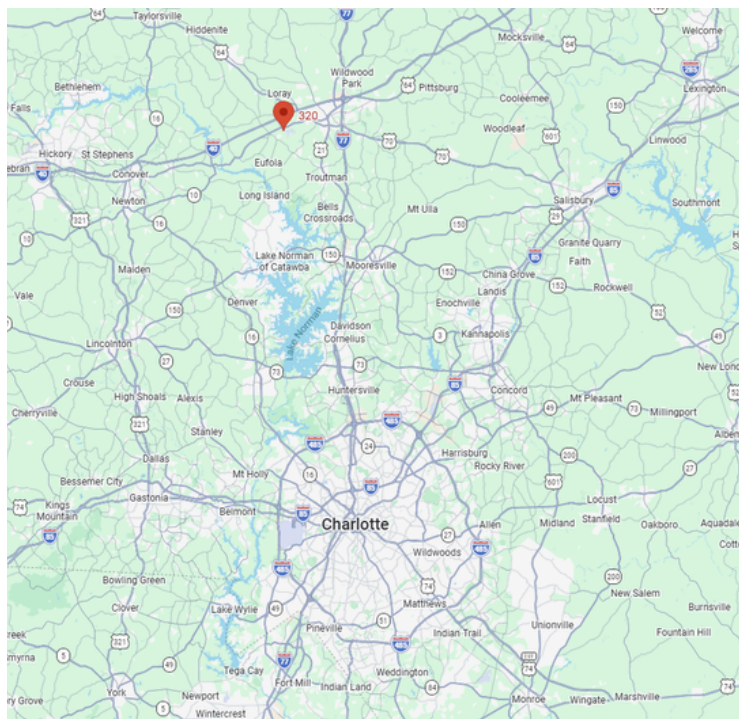
STATESVILLE, NC

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.



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This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information

