

AVAILABLE FOR SUBLEASE



**111 BADGER LANE
STATESVILLE, NC**

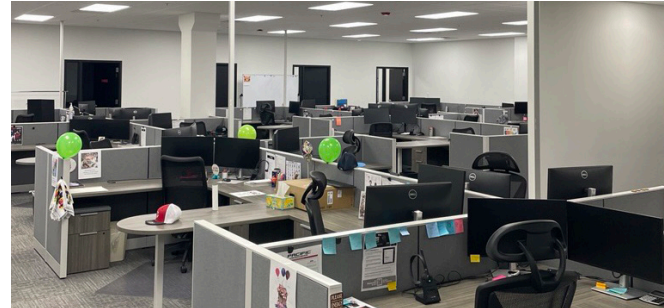
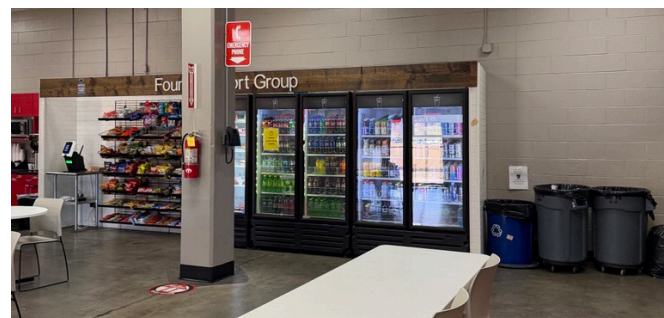


PROPERTY OVERVIEW

PROPERTY SPECS

Address:	111 Badger Lane Statesville, NC
County:	Iredell
Date Available:	Q3 2026
Parcel Number:	4753486149
Zoning:	HI (Heavy Industrial) - City of Statesville
Site Area:	±30.25 Acres
Building Size:	± 301,954 SF ± 27,000 SF office area situated on two floors with elevator service
Year Built:	1979 / 1990 / 2015
Building Dimensions:	Primarily 673' x 450'
Column Spacing:	Primarily 64' wide x 32' deep
Floors:	5" reinforced concrete on 4" stone in the original section (±200,000 SF) 6" concrete reinforced with 6x6 WWM over 4" stone in the additions (±100,000 SF)
Exterior Wall Construction:	6" Pre-cast Concrete with 2" polystyrene insulation
Roof:	TPO roof installed between 2013 - 2015 on the original section (±200,000 SF) EPDM ballasted roof - ±50,000 SF TPO roof (installed 2015) - ±50,000 SF
Clear Height:	24' - 26' original section 30' - 33' within the additions
Sprinkler System:	ESFR System
Restrooms:	Located in both office and plant areas

Dock High Doors:	<u>East Wall</u> (18) - 8' x 9' dock high doors with levelers, seals, and lights <u>North Wall</u> (1) - compactor area (3) 8' x 9' manual dock high doors with levelers, seals, and lights
Drive In Doors:	North Wall (2) 12' x 14' drive in doors (1) 8' x 10' drive in door
HVAC:	Office areas are heated and cooled by individual package units Plant / Warehouse area is ventilated via roof mounted fans, wall louvers and Big Ass Fans with gas fired heaters throughout
Lighting:	LED
Natural Gas:	Enbridge 2" pipe size; 12" main
Water:	City of Statesville 16" main
Sewer:	City of Statesville 4" force main
Electricity:	City of Statesville (1) 300 kVA pad-mounted transformer at 120/208V, 3P, 4W (1) 750 kVA pad-mounted transformer at 277/480V, 3P, 4W <i>* ± 10-15 MW achievable with transformer and meter upgrades</i>
Generator:	(2) Backup Generators
Security & Fencing:	Building access is via key fob system; Security cameras throughout (interior and exterior); Monitored for both fire and security
Auto Parking:	± 500 marked and lighted automobile parking spaces

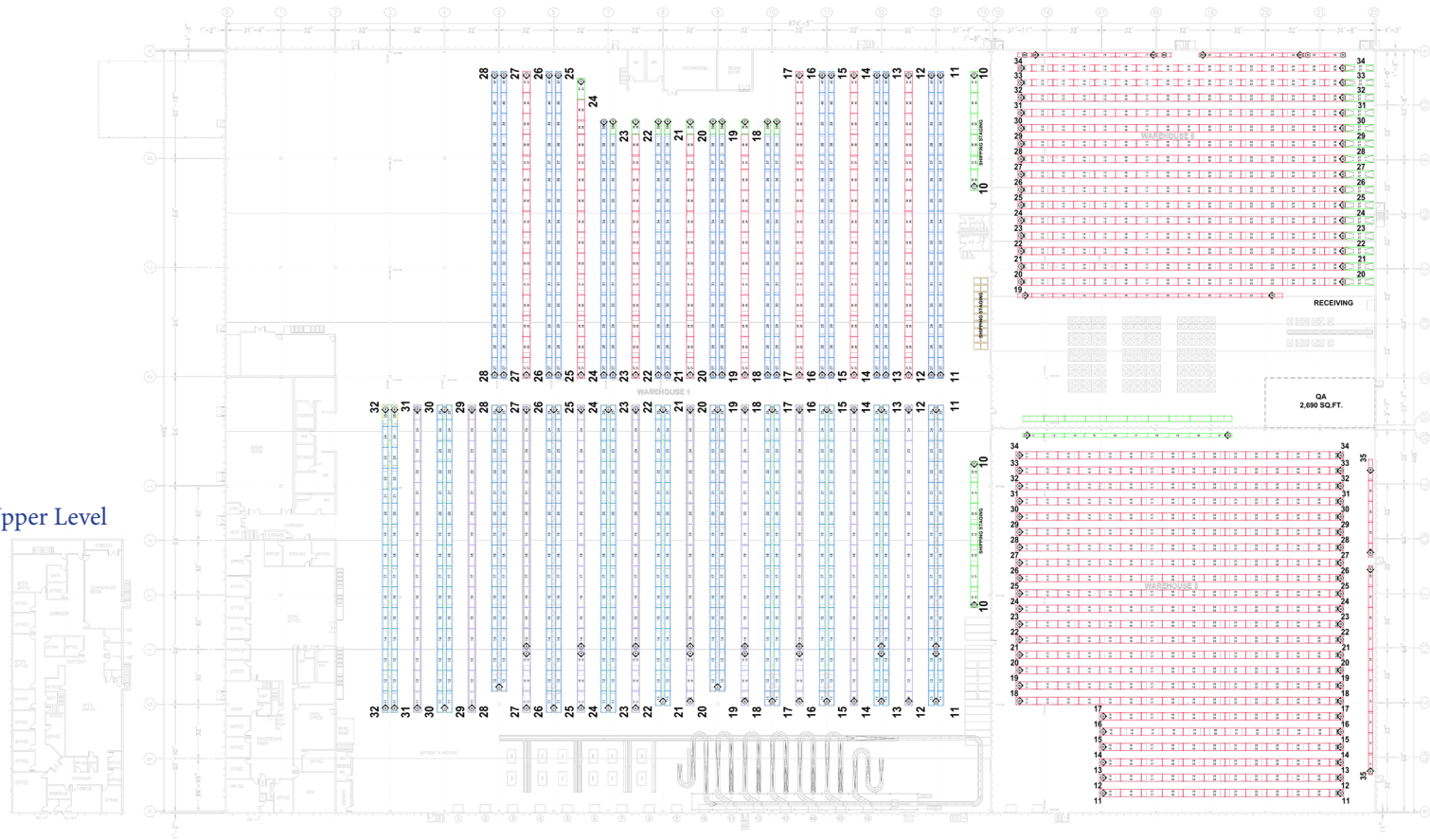


PROPERTY OVERVIEW LOCATION AERIAL



PROPERTY OVERVIEW FLOOR PLAN

Upper Level



AREA & MARKET OVERVIEW



Charlotte MSA consists of over
2.9 million residents



Region has **access to 25** colleges
and universities



Diversified Economy including technology,
financial services, logistics & distribution,
advanced manufacturing, and life sciences



21st largest Metro Area in the U.S.

Local Incentives are based on investment in machinery and equipment, the creation of jobs and building improvements.

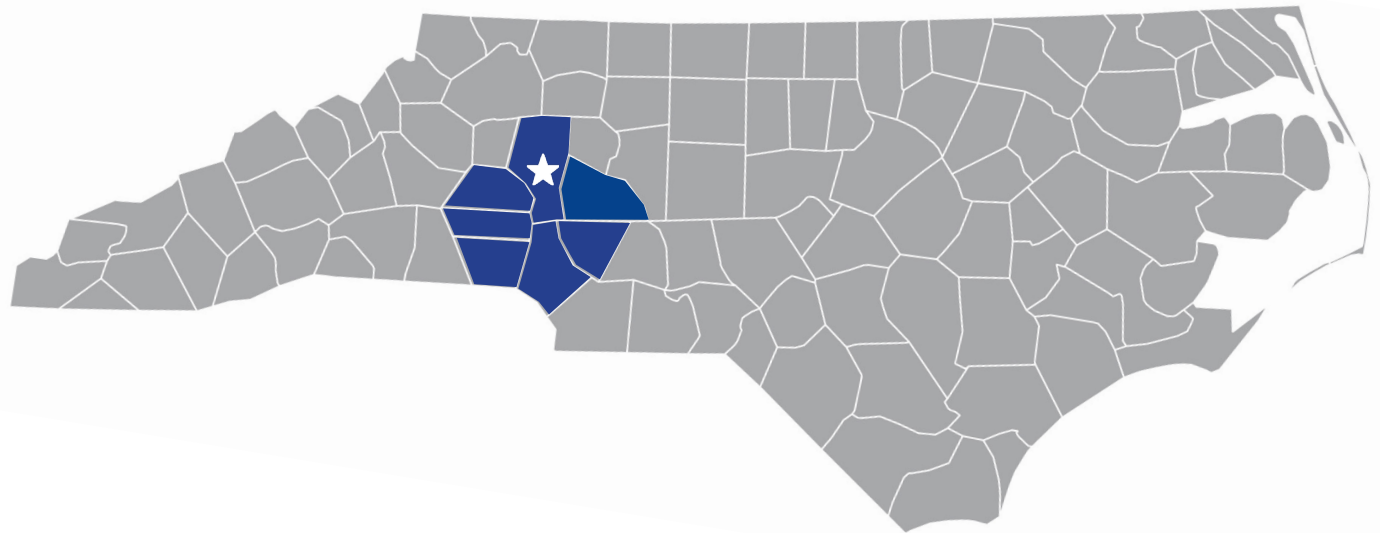
The State of North Carolina offers performance based targeted incentives including:

- Job Development Investment Grant (JDIG)
- One NC Fund
- Infrastructure and Transportation Programs
- Workforce Development and Customized Training

#1
**Best State
for Business**
(CNBC, 2025)

#1
**Fastest Growing Large
City in U.S. since 2020**
(U.S. Census Bureau, 2025)

#1
**Best State
to Start a Business**
(B2B Reviews, 2025)



AREA & MARKET OVERVIEW

IREDELL COUNTY LABOR

Base Labor Availability

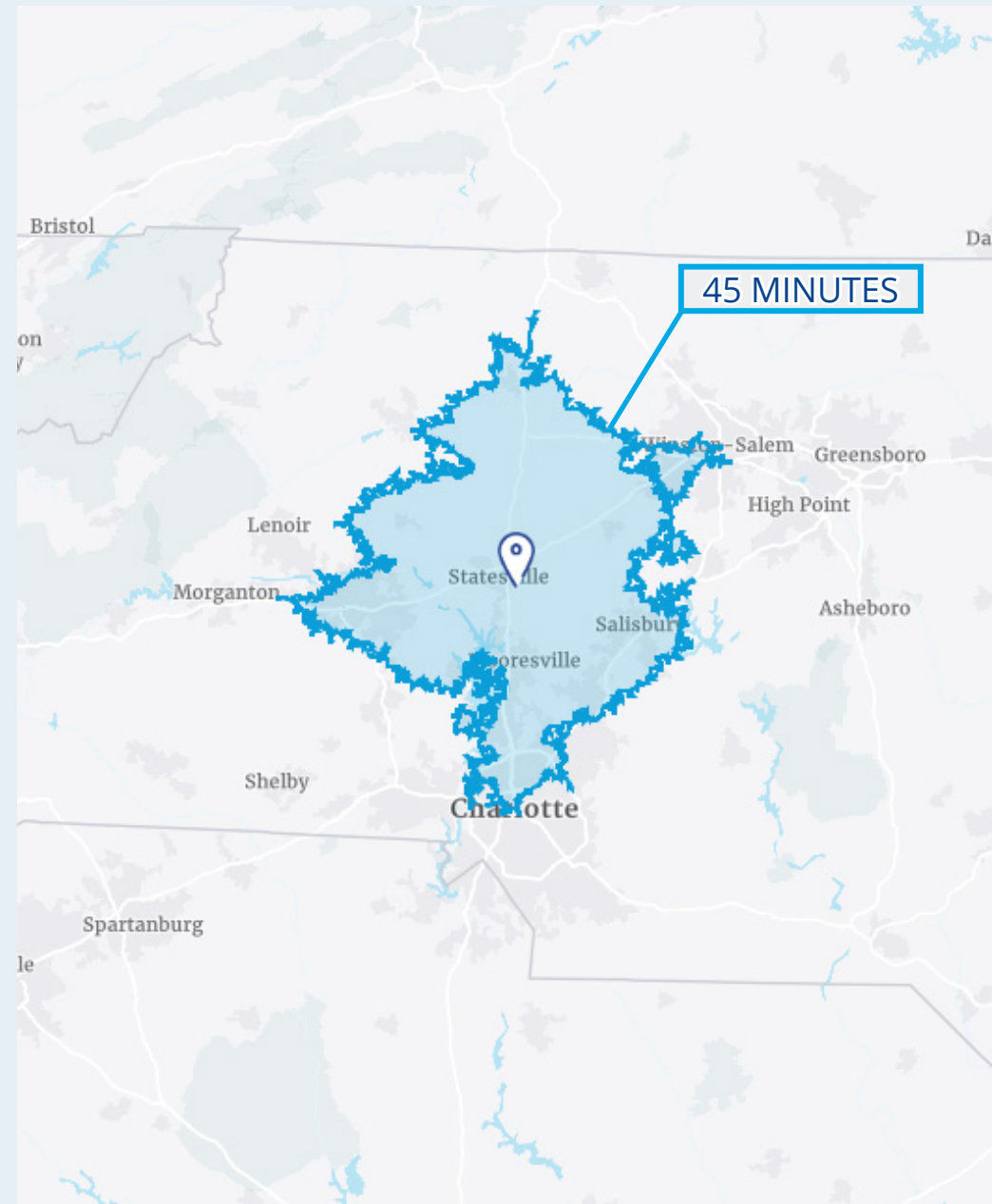
Population 2025	1,117,972
Projected Pop Growth 2030	1,172,194
Labor Force	580,301
Working Age Population (15-64)	612,845
Working age participation rate	52.1%

Blue Collar Work Force

Sector	# of Workers	% of Total Labor Force
Construction/Extraction	22,847	4.10%
Farming/Fishing/Forestry	1,342	0.20%
Installation/Maintenance/Repair	16,893	3.00%
Production	40,012	7.10%
Transportation/Material Moving	47,031	8.40%

Commuter Profile

Time	# of Commuters	% of Total Labor Force
15 Minutes or Less	113,336	25.29%
15-30 Minutes	171,910	37.74%
30-45 minutes	81,073	16.23%
45-60 minutes	29,749	4.62%
60+ minutes	27,028	5.36%
Worked at Home	92,280	10.77%



AREA & MARKET OVERVIEW

MULTI-MODAL CONNECTIVITY



Airports

Charlotte Douglas International	45.2 Miles
Piedmont Triad International	68.7 Miles
Raleigh-Durham International	137 Miles



Ports

Wilmington, NC	244 Miles
Charleston, SC	249 Miles
Savannah, GA	291 Miles
Morehead City, NC	298 Miles
Norfolk, VA	308 Miles
Jacksonville, FL	423 Miles



CONTACT US

GRANT MILLER, SIOR

VICE CHAIR

+1 704 409 2364

grant.miller@colliers.com

TIM ROACH

ASSOCIATE

+1 303 929 4294

tim.roach@colliers.com



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