



STATESVILLE, NC 28677

106 AIRPORT ROAD

±13,000 SF MAIN BUILDING +

±2,400 SF DETACHED WAREHOUSE/STORAGE BUILDING

±13,000 SF

BUILDING SIZE

±2,400 SF

DETACHED BUILDING

AMPLE

PARKING

B-5

ZONING

\$8/SF/YR

LEASE RATE

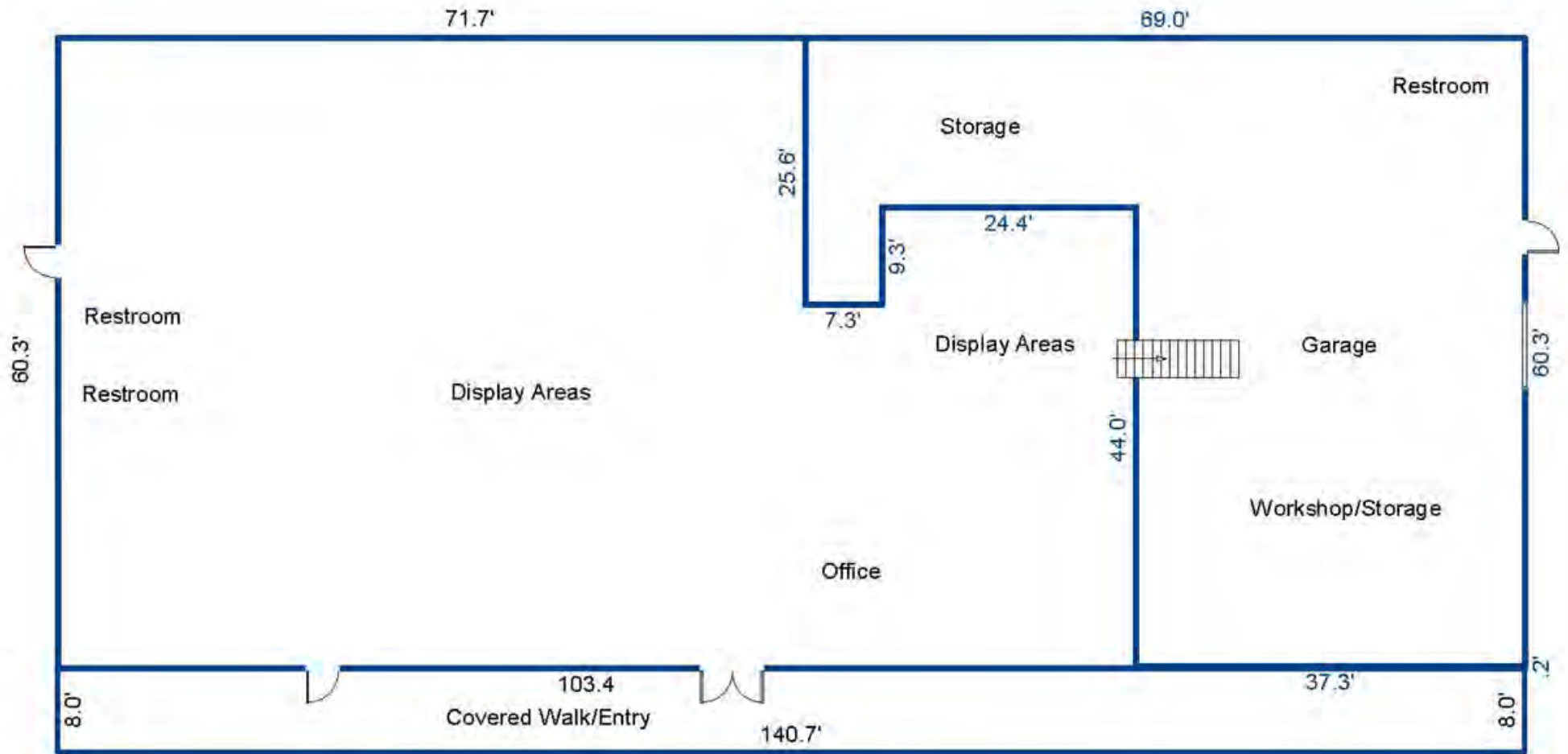
106 Airport Road in Statesville, NC offers a versatile commercial leasing opportunity featuring a $\pm 13,000$ SF main building plus a separate $\pm 2,400$ SF warehouse/storage building. The main building provides a flexible combination of showroom/display space, offices, workshop/garage areas, and storage, including second-floor office, display, and storage space. The property is zoned B-5 General Business and offers access from Airport Road with additional frontage along US Highway 70, making it well suited for a variety of retail, service, showroom, and commercial users.



ABOUT THE PROPERTY

- $\pm 13,000$ SF Main Building
- $\pm 2,400$ SF Detached Warehouse/Storage Building
- Mix of Showroom, Office, Workshop/Garage & Storage Space
- Overhead Doors at Main Building & Detached Warehouse
- B-5 General Business Zoning
- Frontage & Access on Airport Road
- Additional Frontage on US Highway 70
- Located along the Main Entrance Road to Statesville Regional Airport
- **Lease Rate: \$8.00/SF/YR**

FLOOR PLAN





AIRPORT DRIVE SIDE OF BUILDING



RIGHT SIDE OF BUILDING WITH GARAGE
DRIVE-IN DOOR



AMPLE PARKING



±2,400 SF DETACHED WAREHOUSE/STORAGE
BUILDING ALONG HWY 70



MAIN SHOWROOM FLOOR



STORAGE & UPSTAIRS STAIRWELL



MAIN SHOWROOM FLOOR



WORKSHOP AREA

LOCATION OVERVIEW

STATESVILLE, NC

Located in the heart of Iredell County, Statesville, North Carolina offers a strategic business location at the intersection of Interstates 40 and 77, providing convenient connectivity throughout the Charlotte region and beyond. Approximately 40 miles north of Charlotte, Statesville benefits from a diverse and growing economic base that includes manufacturing, logistics and distribution, healthcare, financial services, and technology.

The area is also served by Statesville Regional Airport, a significant corporate aviation hub with a 7,003-foot runway capable of accommodating large corporate aircraft. The airport supports Fortune 500 companies, several NASCAR teams, and aviation-related businesses, further strengthening Statesville's appeal as a commercial and industrial destination.



PHOTO CREDIT: STATESVILLECHAMBER.ORG

QUICK FACTS

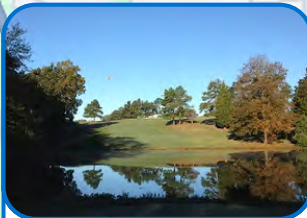
- **Strategic I-40 & I-77 Crossroads Location**
- **Approximately 40 Miles North of Charlotte**
- **Home to Statesville Regional Airport**
- **Direct Access to the Greater Charlotte & Piedmont Triad Markets**
- **Strong Manufacturing, Distribution & Commercial Business Base**

LOCATION OVERVIEW STATESVILLE, NC



106 Airport Road

106 Airport Road offers a versatile commercial location with showroom, office, workshop, and storage space, plus a separate warehouse building. Positioned along the main entrance to Statesville Regional Airport with frontage on US Highway 70, the property is well suited for a variety of commercial users.



Lakewood Golf Club

Lakewood Golf Club is a public 18-hole golf course located on Old Airport Road in Statesville. The course offers a classic Piedmont-style layout with rolling terrain and mature trees.



Downtown Statesville

Downtown Statesville is a vibrant historic district featuring locally owned shops, restaurants, entertainment, and community attractions. Its walkable streets and historic charm make it a central destination for both residents and visitors.



Statesville Regional

Statesville Regional Airport is a key regional hub for corporate and general aviation, featuring a 7,003-foot runway capable of accommodating corporate aircraft of any size. The airport serves Fortune 500 companies and several NASCAR teams, supporting Statesville's strong business and transportation connectivity.



Carolina BalloonFest

The Carolina BalloonFest is a signature annual Statesville event and the second-oldest hot air balloon festival in the country, featuring colorful balloon ascensions, evening glows, live entertainment, and family activities.



106 AIRPORT ROAD | STATESVILLE, NC 28677

CONTACT



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