

# 195 business park dr statesville nc

**195 business park dr statesville nc** is a prominent commercial location in Statesville, North Carolina, known for its strategic positioning and versatile business facilities. This address has gained attention due to its accessibility, infrastructure, and the variety of businesses it accommodates. Companies looking for a reliable and efficient base in Iredell County often consider 195 Business Park Drive for its advantages ranging from transportation links to modern amenities. This article provides a detailed overview of 195 Business Park Dr Statesville NC, covering its location benefits, available facilities, nearby infrastructure, and business opportunities. Furthermore, the discussion includes insights into the real estate market trends affecting this area and how the site fits into the broader economic landscape of Statesville. The following sections present a comprehensive guide for businesses and investors interested in this key commercial hub.

- Location and Accessibility of 195 Business Park Dr Statesville NC
- Facilities and Infrastructure at 195 Business Park Dr
- Business Environment and Economic Impact
- Real Estate Market Overview
- Nearby Amenities and Services

## Location and Accessibility of 195 Business Park Dr Statesville NC

195 Business Park Dr is strategically located in Statesville, a city that serves as a vital economic center in Iredell County, North Carolina. The location benefits from easy access to major highways, including Interstate 77 and U.S. Route 21, facilitating smooth transportation of goods and services across the region and beyond. This accessibility makes the site attractive for logistics companies, manufacturers, and service providers seeking to optimize their supply chain operations.

## Proximity to Major Transportation Routes

The proximity of 195 Business Park Dr to Interstate 77 is a key advantage, providing direct north-south connectivity between Statesville and major urban centers such as Charlotte to the south and Mount Airy to the north. U.S. Route 21 also offers additional access for regional traffic. This combination

of routes enhances the mobility of employees, customers, and freight.

## **Public Transportation and Connectivity**

While Statesville primarily supports private vehicle transit, the city is served by local bus services that connect residential areas with commercial zones including business parks like 195 Business Park Dr. This connectivity supports workforce accessibility and encourages sustainable commuting options for employees.

## **Facilities and Infrastructure at 195 Business Park Dr**

The facilities at 195 Business Park Dr Statesville NC are designed to meet the diverse needs of modern businesses. The park features industrial-grade buildings, office spaces, and warehouse facilities equipped with contemporary infrastructure to support various commercial activities. High-speed internet, reliable utilities, and ample parking spaces are standard features that cater to operational efficiency.

## **Building Specifications and Features**

Structures within the business park are constructed with flexibility in mind, accommodating manufacturing, distribution, and administrative functions. Features include:

- High ceiling warehouses for efficient storage and logistics
- Energy-efficient lighting and HVAC systems
- Modern loading docks and freight access points
- Secure premises with surveillance and controlled entry

## **Technological and Utility Infrastructure**

195 Business Park Dr offers robust technological infrastructure, including fiber-optic internet connectivity suitable for data-intensive operations. Utility services such as electricity, water, and waste management are reliable, ensuring uninterrupted business activities. The infrastructure supports scalable growth for tenants.

# **Business Environment and Economic Impact**

The presence of 195 Business Park Dr in Statesville contributes significantly to the local economy by attracting a variety of industries and generating employment opportunities. The site is a hub for manufacturing, distribution, and professional services, fostering an environment conducive to business growth and innovation.

## **Key Industries and Tenants**

The business park hosts a diversity of companies, from light manufacturing firms to logistics providers and office-based enterprises. This diversity supports a vibrant economic ecosystem and encourages collaboration among tenants. Some industries prevalent in the park include:

- Manufacturing and assembly
- Warehousing and distribution
- Professional services and administrative offices
- Technology and support services

## **Economic Benefits to Statesville**

By attracting businesses to 195 Business Park Dr, Statesville benefits from increased tax revenues, job creation, and enhanced commercial activity. The site's contribution to workforce development and regional competitiveness underlines its importance in the city's economic strategy.

## **Real Estate Market Overview**

The real estate market surrounding 195 Business Park Dr Statesville NC is characterized by steady demand for commercial and industrial properties. Market trends indicate a growing interest from investors and businesses seeking expansion opportunities within the region.

## **Property Values and Trends**

Property values in the area have shown consistent appreciation due to the park's strategic location and the overall economic growth of Statesville. The availability of modern facilities and the city's business-friendly policies contribute to sustained demand.

## **Leasing and Purchase Options**

Interested parties can find a range of leasing and purchase options at 195 Business Park Dr, including:

- Flexible lease terms to accommodate short- and long-term requirements
- Customizable spaces to fit specific business needs
- Competitive pricing aligned with regional market standards

## **Nearby Amenities and Services**

The area surrounding 195 Business Park Dr Statesville NC offers a variety of amenities and services that support the daily needs of businesses and their employees. These include dining options, banks, hotels, and healthcare facilities, contributing to a convenient and comfortable working environment.

## **Local Services for Businesses**

Close proximity to essential services such as printing, shipping, and business consulting firms enhances operational efficiency for companies located at 195 Business Park Dr. The availability of these services minimizes downtime and supports business growth.

## **Employee Amenities and Lifestyle**

For employees, nearby restaurants, fitness centers, and retail outlets provide convenient options for breaks and after-work activities. Additionally, the presence of quality schools and residential neighborhoods makes the location attractive for workforce retention.

## **Frequently Asked Questions**

### **What types of businesses are located at 195 Business Park Dr, Statesville, NC?**

195 Business Park Dr in Statesville, NC hosts a variety of businesses including manufacturing, logistics, and office-based companies, reflecting the diverse industrial and commercial nature of the area.

## **Is 195 Business Park Dr, Statesville, NC suitable for warehousing and distribution?**

Yes, 195 Business Park Dr is located in an industrial park designed to accommodate warehousing and distribution operations, with ample space and access to major transportation routes.

## **What amenities are available near 195 Business Park Dr, Statesville, NC?**

Nearby amenities include restaurants, gas stations, and retail stores, providing convenience for employees and visitors to businesses at 195 Business Park Dr.

## **How accessible is 195 Business Park Dr, Statesville, NC via major highways?**

195 Business Park Dr is easily accessible from major highways such as I-40 and I-77, making it convenient for transportation and commuting purposes.

## **Are there any available commercial real estate listings at 195 Business Park Dr, Statesville, NC?**

Commercial real estate listings at 195 Business Park Dr vary; interested parties should consult local real estate agents or commercial property websites for current availability and leasing options.

## **Additional Resources**

### **1. *Economic Development Strategies in Statesville, NC***

This book explores the various approaches taken by local governments and businesses in Statesville, North Carolina, to stimulate economic growth. It highlights case studies from business parks like 195 Business Park Dr and discusses the role of infrastructure, incentives, and community engagement in attracting companies. Readers gain insight into the challenges and successes of fostering a robust local economy.

### **2. *The Rise of Industrial Parks: A Case Study of 195 Business Park Dr***

Focusing specifically on 195 Business Park Dr in Statesville, this book delves into the history and development of industrial parks in mid-sized American cities. It examines how such parks contribute to employment, urban planning, and regional competitiveness. Through interviews and data analysis, it sheds light on the strategic planning behind successful business hubs.

### **3. *Business Park Management and Operations: Insights from Statesville***

This comprehensive guide covers the practical aspects of managing a business park, using 195 Business Park Dr as a central example. Topics include tenant

relations, facility maintenance, security, and sustainability initiatives. The book serves as a resource for property managers and local officials aiming to optimize business park performance.

#### *4. Logistics and Supply Chain Networks in North Carolina's Commercial Zones*

Highlighting locations like 195 Business Park Dr, this book examines how logistics and supply chain operations are integrated within North Carolina's commercial zones. It discusses transportation infrastructure, warehousing, and distribution strategies that support regional and national markets. Readers learn about the importance of location and connectivity in business success.

#### *5. Urban Planning and Commercial Development in Statesville*

This volume analyzes the intersection of urban planning and commercial development in Statesville, with a focus on business parks and industrial areas. It assesses zoning laws, environmental considerations, and community impact. The book offers a detailed look at how cities balance growth with quality of life.

#### *6. Entrepreneurship and Small Business Growth in Iredell County*

Centered on the broader region that includes 195 Business Park Dr, this book explores the ecosystem supporting entrepreneurs and small businesses. It covers access to capital, mentorship programs, and networking opportunities. Readers gain understanding of how local initiatives foster innovation and business expansion.

#### *7. Real Estate Investment Trends in North Carolina Business Parks*

This book provides an analysis of real estate investment patterns within North Carolina's business parks, including properties like 195 Business Park Dr. It discusses market drivers, property valuation, and future outlooks. Investors and developers will find valuable insights into emerging opportunities in the region.

#### *8. Sustainability Practices in Commercial Real Estate: A Statesville Perspective*

Focusing on green building and sustainable operations, this book highlights efforts at locations such as 195 Business Park Dr to reduce environmental footprints. It covers energy efficiency, waste management, and certification programs. The text demonstrates how sustainability can be integrated into commercial real estate to benefit businesses and communities.

#### *9. Workforce Development and Training in Iredell County's Industrial Sector*

This book examines the strategies used to develop a skilled workforce in Iredell County, home to business hubs like 195 Business Park Dr. It looks at partnerships between educational institutions, government agencies, and employers. The book emphasizes the importance of training programs in supporting economic stability and growth.

## **195 Business Park Dr Statesville Nc**

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