

195 business park drive statesville nc

195 business park drive statesville nc is a prominent commercial address located in Statesville, North Carolina, known for its strategic position within the region's thriving business community. This location offers a range of opportunities for businesses seeking access to major transportation routes, a skilled workforce, and a supportive economic environment. As part of the broader Statesville business park area, 195 Business Park Drive benefits from modern infrastructure and amenities tailored to various industries. This article explores the specifics of the property, its advantages, surrounding facilities, and its role in the local economy. The detailed examination provides insights into why 195 Business Park Drive is an attractive choice for companies looking to establish or expand their presence in Statesville, NC. Below is a comprehensive overview structured for clarity and depth.

- Location and Accessibility
- Property Features and Specifications
- Economic Impact and Business Environment
- Nearby Amenities and Services
- Transportation and Logistics Advantages
- Opportunities for Businesses

Location and Accessibility

Situated in the heart of Statesville, North Carolina, 195 Business Park Drive offers exceptional accessibility to both local and regional markets. The address is strategically positioned close to major highways, including Interstate 40 and Interstate 77, which connect it to key cities such as Charlotte and Winston-Salem. This advantageous location facilitates efficient movement of goods and personnel, making it a preferred site for manufacturing, distribution, and service companies. Additionally, the proximity to Statesville Regional Airport enhances its accessibility for business travel and freight operations.

Proximity to Major Highways

195 Business Park Drive is conveniently near several major transportation routes:

- Interstate 40, providing east-west connectivity across North Carolina and beyond
- Interstate 77, offering north-south access to major metropolitan areas
- U.S. Highway 21, facilitating local and regional traffic flow

This network supports rapid transit and logistics, reducing transportation costs and delivery times for businesses located at this address.

Access to Air and Rail Transport

The location enjoys proximity to Statesville Regional Airport, which supports cargo and private aviation needs. While rail service is not directly on-site, nearby rail facilities provide additional freight options for companies requiring multimodal transportation solutions.

Property Features and Specifications

195 Business Park Drive encompasses a modern commercial facility designed to meet a variety of business requirements. The property includes flexible office and industrial spaces suitable for manufacturing, warehousing, distribution, and administrative functions. The building's layout supports efficient workflows and can be customized to suit tenant needs.

Building Size and Layout

The facility typically offers substantial square footage with high ceilings, open floor plans, and ample loading docks. These features enable businesses to optimize operations and accommodate equipment and inventory effectively. Energy-efficient systems and contemporary construction standards contribute to lower operational costs and sustainability.

Infrastructure and Utilities

The site is equipped with robust infrastructure, including:

- High-capacity electrical supply
- Reliable water and sewage services
- Advanced telecommunications and internet connectivity
- Security systems and controlled access

This comprehensive infrastructure supports diverse business activities and enhances operational resilience.

Economic Impact and Business Environment

195 Business Park Drive plays a significant role in the economic landscape of Statesville and the surrounding region. The presence of businesses at this address contributes to job creation, tax revenues, and overall economic growth. The area benefits from supportive local government policies aimed at fostering business development and investment.

Local Economic Contributions

Companies operating at 195 Business Park Drive contribute to the community by providing employment opportunities in various sectors, including manufacturing, logistics, and professional services. This, in turn, supports local suppliers, service providers, and the retail economy.

Business-Friendly Environment

Statesville offers a favorable business climate characterized by:

- Competitive tax incentives and abatements
- Access to workforce development programs
- Support from economic development agencies
- Collaborations with educational institutions for talent pipelines

These factors create an environment conducive to business success and expansion.

Nearby Amenities and Services

Businesses located at 195 Business Park Drive benefit from a range of nearby amenities that support employee well-being and operational needs. These include dining options, banking services, hotels, and retail establishments that cater to daily business activities.

Employee Amenities

Convenient access to restaurants and cafes provides dining choices for

employees and visitors. Additionally, fitness centers and recreational facilities in the vicinity promote a healthy work-life balance.

Support Services

The area features essential services such as:

- Commercial banks and financial institutions
- Shipping and courier services
- Business supply stores
- Conference and meeting venues

These amenities contribute to operational efficiency and enhance the overall business experience.

Transportation and Logistics Advantages

The strategic positioning of 195 Business Park Drive offers significant logistics advantages for businesses focused on distribution and supply chain management. The combination of highway access, proximity to airports, and potential rail connections facilitates efficient movement of goods.

Distribution and Freight Efficiency

The availability of multiple loading docks and ample parking supports high-volume freight operations. Businesses benefit from reduced transit times and streamlined shipping processes, which are critical in competitive markets.

Employee Commute and Accessibility

Easy access to public transportation routes and major highways simplifies commuting for employees. This accessibility helps attract and retain a skilled workforce by minimizing travel-related challenges.

Opportunities for Businesses

195 Business Park Drive in Statesville, NC, offers diverse opportunities for businesses seeking growth and operational excellence. Its location, infrastructure, and supportive community environment make it an ideal site for startups, expanding companies, and established enterprises.

Industries Served

The property accommodates a variety of industries, including:

- Manufacturing and assembly
- Wholesale distribution
- Professional and administrative services
- Technology and research

This versatility ensures that companies across sectors can leverage the site's advantages.

Expansion and Development Potential

With available space and modern facilities, 195 Business Park Drive supports future growth and adaptability. Businesses can customize their premises and scale operations in alignment with market demands and strategic objectives.

Frequently Asked Questions

What types of businesses are located at 195 Business Park Drive, Statesville, NC?

195 Business Park Drive in Statesville, NC is home to a variety of businesses, including manufacturing, distribution, and office-based companies, reflecting the area's mixed commercial use.

Is 195 Business Park Drive, Statesville, NC suitable for industrial use?

Yes, 195 Business Park Drive is situated within an industrial and commercial park area, making it suitable for light to medium industrial use, warehousing, and distribution facilities.

What amenities are available near 195 Business Park Drive, Statesville, NC?

Nearby amenities include restaurants, gas stations, and retail stores along with easy access to major highways, providing convenience for employees and visitors at 195 Business Park Drive.

How accessible is 195 Business Park Drive, Statesville, NC by major highways?

195 Business Park Drive offers excellent accessibility, being close to Interstate 40 and US Highway 21, which facilitates easy transportation and logistics operations.

Are there available commercial spaces for lease at 195 Business Park Drive, Statesville, NC?

Commercial spaces are periodically available for lease at 195 Business Park Drive, with options suitable for offices, warehouses, and light industrial operations. Interested parties should contact local real estate agents for current availability.

What is the economic significance of 195 Business Park Drive in Statesville, NC?

195 Business Park Drive contributes to the local economy by hosting diverse businesses that provide jobs and support the industrial and commercial growth of Statesville, NC.

Additional Resources

1. Industrial Growth and Development in Statesville, NC

This book explores the rise of industrial parks in Statesville, focusing on the economic impact of locations like 195 Business Park Drive. It examines the history of industrial expansion, key businesses that have shaped the region, and the role of infrastructure in supporting growth. Readers gain insight into how Statesville evolved into a competitive hub for manufacturing and logistics.

2. Logistics and Supply Chain Management: Case Studies from Statesville

Highlighting companies based in and around 195 Business Park Drive, this book delves into effective logistics and supply chain strategies implemented in Statesville. It presents real-world examples of streamlined operations and innovative warehousing solutions. The text is ideal for professionals interested in regional supply chain dynamics.

3. The Economic Transformation of Iredell County

Focusing on Iredell County, where Statesville is located, this book outlines the county's economic shifts over the past decades. It discusses how business parks like 195 Business Park Drive have contributed to local employment and economic diversification. The narrative includes interviews with business leaders and policymakers.

4. Business Parks and Community Development in North Carolina

This comprehensive guide examines the role of business parks in fostering

community development, featuring 195 Business Park Drive as a case study. It covers topics such as public-private partnerships, environmental considerations, and community engagement. The book is a valuable resource for urban planners and local government officials.

5. Manufacturing Trends in the Southeastern United States

Offering a regional perspective, this book analyzes manufacturing trends with a focus on North Carolina's emerging industrial hubs like Statesville. It discusses technological advancements, workforce development, and the competitive advantages of locations such as 195 Business Park Drive. Readers learn about the challenges and opportunities faced by manufacturers today.

6. Real Estate Development Strategies for Industrial Parks

This title provides an in-depth look at the planning, financing, and marketing of industrial parks, using 195 Business Park Drive as a model. It covers zoning laws, infrastructure investment, and tenant acquisition strategies. The book is aimed at developers, investors, and local officials involved in industrial real estate.

7. Environmental Sustainability in Industrial Zones

Focusing on sustainable practices within industrial parks, this book discusses how areas like 195 Business Park Drive implement green technologies and reduce environmental impact. Topics include waste management, energy efficiency, and regulatory compliance. The work is essential for businesses aiming to balance profitability with environmental responsibility.

8. Workforce Development in Statesville's Industrial Sector

This book examines the training programs, educational partnerships, and workforce initiatives that support industries in Statesville. It highlights how business parks such as 195 Business Park Drive collaborate with community colleges and workforce boards to meet labor demands. The text provides strategies to bridge skills gaps in manufacturing and logistics.

9. The Future of Business Parks in a Digital Economy

Exploring the evolving role of business parks in the age of digital transformation, this book considers how facilities like 195 Business Park Drive adapt to new technologies. It discusses automation, smart infrastructure, and remote work trends impacting industrial real estate. The book offers predictions and recommendations for future-proofing business parks.

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