CUSHMAN & WAKEFIELD

FOR SALE 860 Connor Street Statesville, North Carolina 28677



40,000 SF Manufacturing Space in Close Proximity to I-40 & I-77

ASKING PRICE:

\$1,899,000.00 (\$47.48 PSF)

FEATURES

- Total SF Available: 40,000
- Office SF: +/- 3,800
- Zoning: HI (Heavy Industrial)
- Dock High Doors: 2
- Drive- In Doors: 1
- Ceiling Height: 26' 34'
- Sprinklers: Wet
- Lighting: Metal Halide
- Rail Potential

For more information, please contact:

Matt Treble Director +1 704 335 4430 matt.treble@cushwake.com Andrew DeLamielleure Senior Associate +1 704 887 3020 andrew.delamielleure@cushwake.com 550 South Tryon St, Suite 3400 Charlotte, NC 28202 phone: +1 704 375 7771 cushmanwakefield.com

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN & WAKEFIELD

FOR SALE 860 Connor Street

Statesville, North Carolina 28677

PROPERTY INFORMATION

SQUARE FOOT BREAKDOWN

- 29.350 SF Warehouse
- 6,250 SF Production Area (Conditioned)
- 3,800 SF Main Office (Conditioned)
- 600 SF Warehouse Office (Conditioned) 40,000 SF Total

ACREAGE:

• 2.82 Acres

YEAR BUILT

• 2007

ZONING

• HI (Heavy Industrial)

CONSTRUCTION

Metal

CEILING HEIGHT

• 26' – 34'

COLUMN SPACING

Section 1: 47' x 24' Section 2: 55' x 24' Section 3: 47' x 24'

EXISTING INFRASTRUCTURE

- 1 Paint Booth
- · Compressed airlines throughout
- Power drops throughout
- 2: 20-Ton Bridge Cranes
- 8 ¹/₂ Ton Jib Cranes

LOADING DOORS

- 1 Drive In (16' x 18')
- 2 Dock Doors with pit levelers, bumpers and seals

AUTOMOBILE PARKING

18 Surface Spots

MAJOR HIGHWAYS

- I-77: Approx. 2.4 miles
- I-40: Approx. 2.6 miles

FLOOR

• 8" to 12"

UTILITIES

- · Electricity: 2000 Amps, 3 Phase 277/480v
- · Water: City of Statesville
- · Sewer: City of Statesville
- Gas: PSNC Energy

LIGHTING

Metal halide

FIRE PROTECTION

• Wet



For more information, please contact:

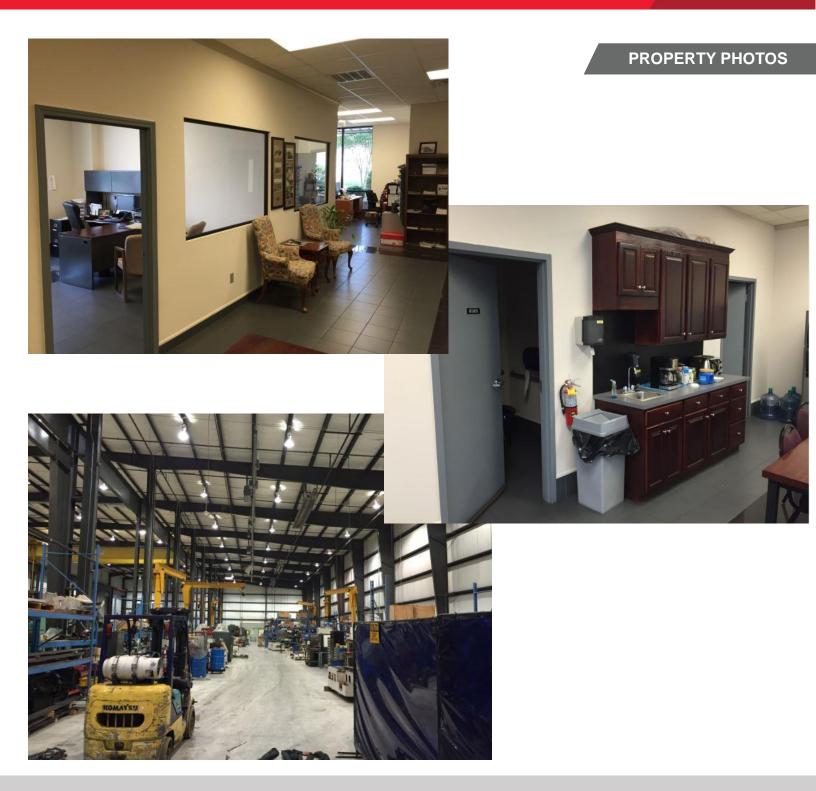
Matt Treble Director +1 704 335 4430 matt.treble@cushwake.com Andrew DeLamielleure Senior Associate +1 704 887 3020 andrew.delamielleure@cushwake.com

550 South Tryon St, Suite 3400 Charlotte, NC 28202 phone: +1 704 375 7771 cushmanwakefield.com

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD

FOR SALE 860 Connor Street Statesville, North Carolina 28677



For more information, please contact:

Matt Treble Director +1 704 335 4430 matt.treble@cushwake.com Andrew DeLamielleure Senior Associate +1 704 887 3020 andrew.delamielleure@cushwake.com 550 South Tryon St, Suite 3400 Charlotte, NC 28202 phone: +1 704 375 7771 cushmanwakefield.com

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.