



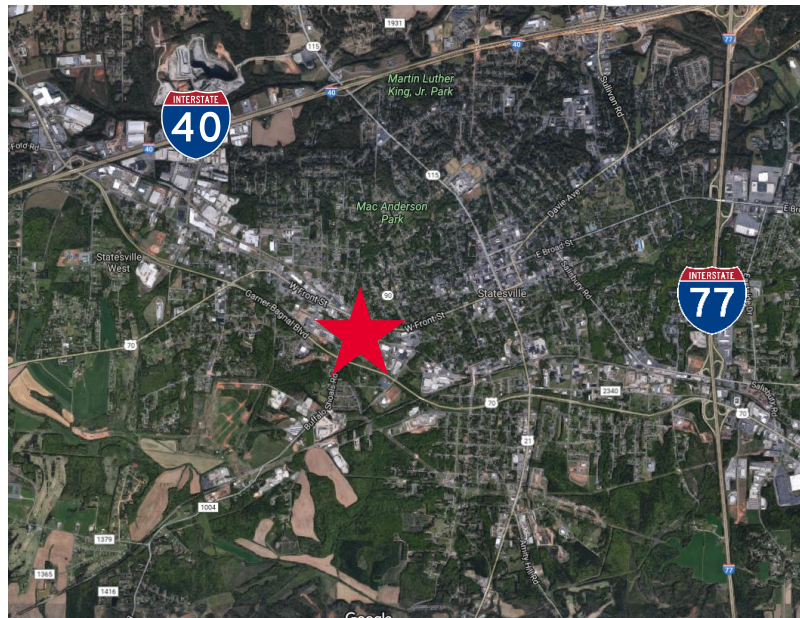
40,000 SF Manufacturing Space in Close Proximity to I-40 & I-77

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

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 – ½ 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



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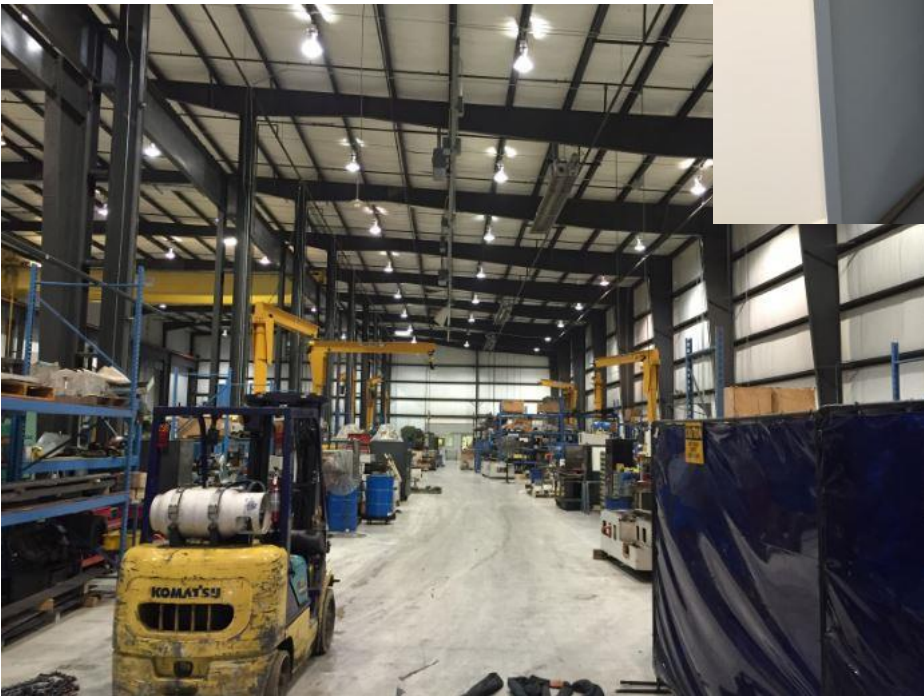
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PROPERTY PHOTOS



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