



\$775,000

Approximately 30,000 sq.ft. brick industrial building and +/- 8,000 sq. ft. warehouse on 3.72 acres zoned Heavy Industrial (HI) which also allows outside storage. This is a strategic location next to I-77 at the Exit 49A southbound off ramp. Approximately 60,000 per day traffic count at this location. The property has 389 feet frontage on Monroe Street and superb visibility from Garner Bagnal Industrial Blvd., a main thoroughfare between I-77 and I-40. It has 543 frontage along I-77. The site has cut and graded to support the current improvements. Electricity, water, sewer are provided by The City of Statesville, and the natural gas is provided by PSNC. The facility was a former paint factory, and a Phase 2 has been performed and the property is clear of any hazardous material. The building appear to be structurally sound and the interiors revamped for the new use. In addition to an industrial application, the property would be ideal for Warehouse Distribution, Storage, Auto Related, Brewery, Antique and Flea Market, or a wide variety of other uses.. There have been talks with the DOT for access at the off-ramp stoplight direct into the property via their controlled access and they have indicated that an Enhancement Fee paid to the State could make that happen. \$775,000 and with **owner financing** possible.

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**EASY ACCESS TO I-77 AT EXIT 49A
STATESVILLE, NC**