



FOR LEASE  
\$4.50/SF  
MG TERMS

1243 E GARNER BAGNAL BLVD  
STATESVILLE, NC

120,000 SQUARE FOOT WAREHOUSE OFF I-77

This 120,000 SF industrial facility offers a versatile space for various operation in a great location featuring 6 dock doors, 2 drive-in doors, and 3-phase power (208 & 480V), making it ideal for manufacturing or distribution. It includes 16,000 SF of 20-ft clear height space, 100,000 SF of 12-ft clear height space, and 4,000 SF of office space. Additionally, the facility is equipped with gas unit heaters for optimal climate control.



# AERIAL & PROPERTY HIGHLIGHTS



**0.2 Miles From I-77**

**3-Phase Power  
208v & 480v**

**6 Dock Doors  
2 Drive-In Doors**

**4,000 SF Office**

**16,000 SF w/ 20ft Ceilings  
100,000 SF w/ 12ft Ceilings**

**Gas Unit Heaters**

