



FOR LEASE
\$4.50/SF
MG TERMS

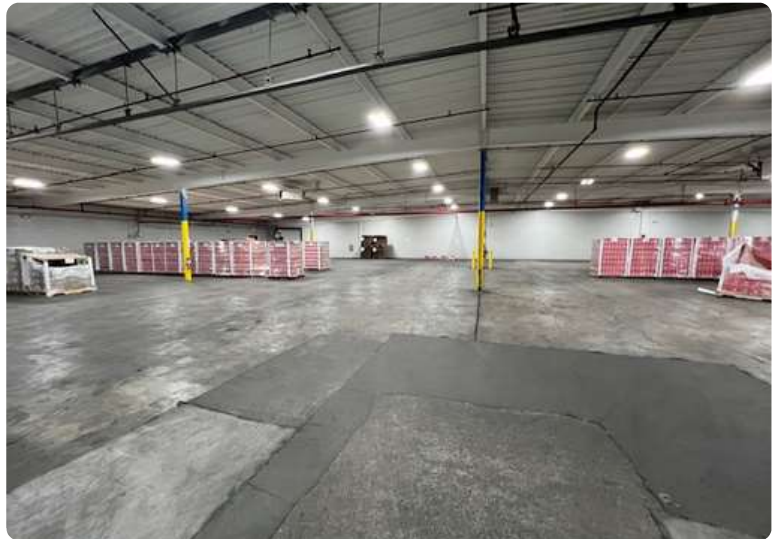
1243 E GARNER BAGNAL BLVD
STATESVILLE, NC

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.



PHOTOS

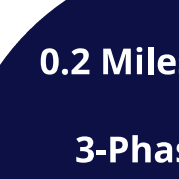




0.2 Miles From I-77

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

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



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**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



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16,000 SF w/ 20ft Ceilings
100,000 SF w/ 12ft Ceilings
Gas Unit Heaters



4,000 SF Office
16,000 SF w/ 20ft Ceilings
100,000 SF w/ 12ft Ceilings
Gas Unit Heaters



CONTACT INFO

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