



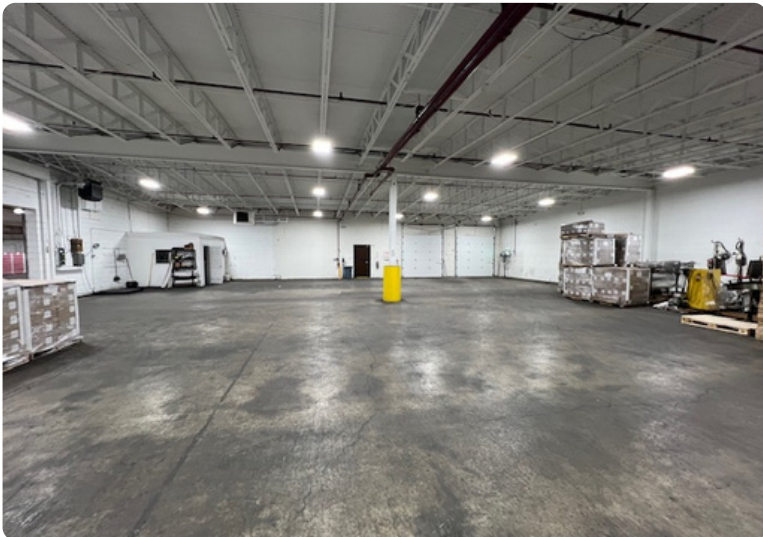
FOR LEASE
\$4.25/SF
MG TERMS

1243 E GARNER BAGNAL BLVD
STATESVILLE, NC

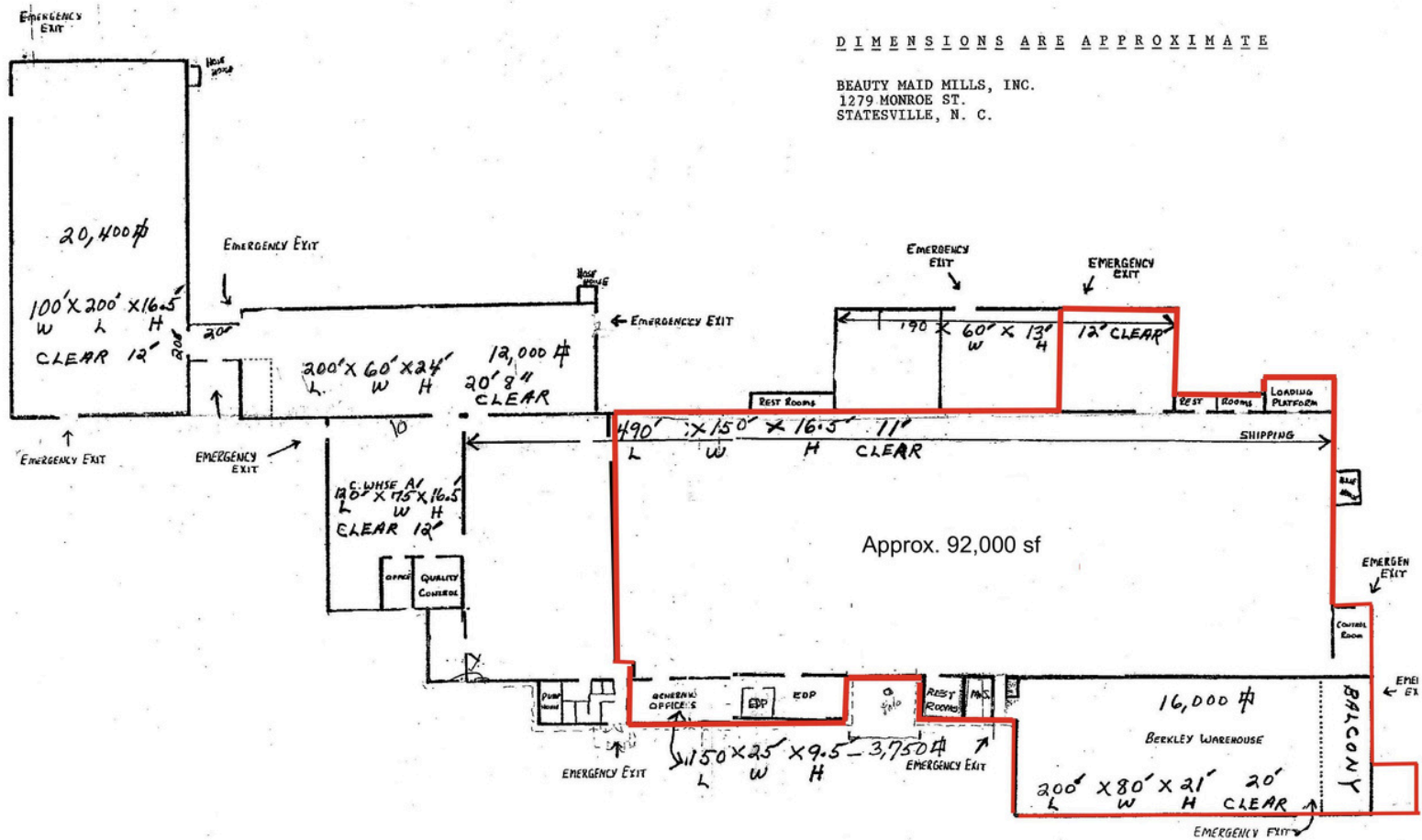
This property offers a strong combination of warehouse, manufacturing, and office space in a functional layout ideal for a wide range of industrial users. Featuring 4 dock-high doors, 1 drive-in door, 3-phase power (208V & 480V), and a mix of 16,000 square feet with 20' clear height and 72,000 square feet with 12' clear height. Includes 4,000 SF of office space and gas unit heaters – all in a prime, accessible location.



PHOTOS



FLOOR PLAN



0.2 Miles From I-77

3-Phase Power
208v & 480v

4 Dock Doors
1 Drive-In Door

4,000 SF Office

16,000 SF w/ 20ft Ceilings
72,000 SF w/ 12ft Ceilings

Gas Unit Heaters