



32,400 SQUARE FOOT WAREHOUSE

\$4.50/SF/NNN

This 32,400 SF of free span warehouse space is conveniently located near I-77. There is 16'-22' of clear ceiling height, making this the perfect manufacturing space. There are three (3) 8'x10' dock-height doors. New LED Lighting and Gas unit heaters in place, but no air conditioning. The location is equipped with heavy power and is fully sprinkled.

1241 E GARNER
BAGNAL BLVD

Statesville

CONTACT FOR MORE INFORMATION

BARRETT MITCHELL

Real Estate Broker

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BOYD & HASSELL
BHIC
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

PROPERTY HIGHLIGHTS & PHOTOS



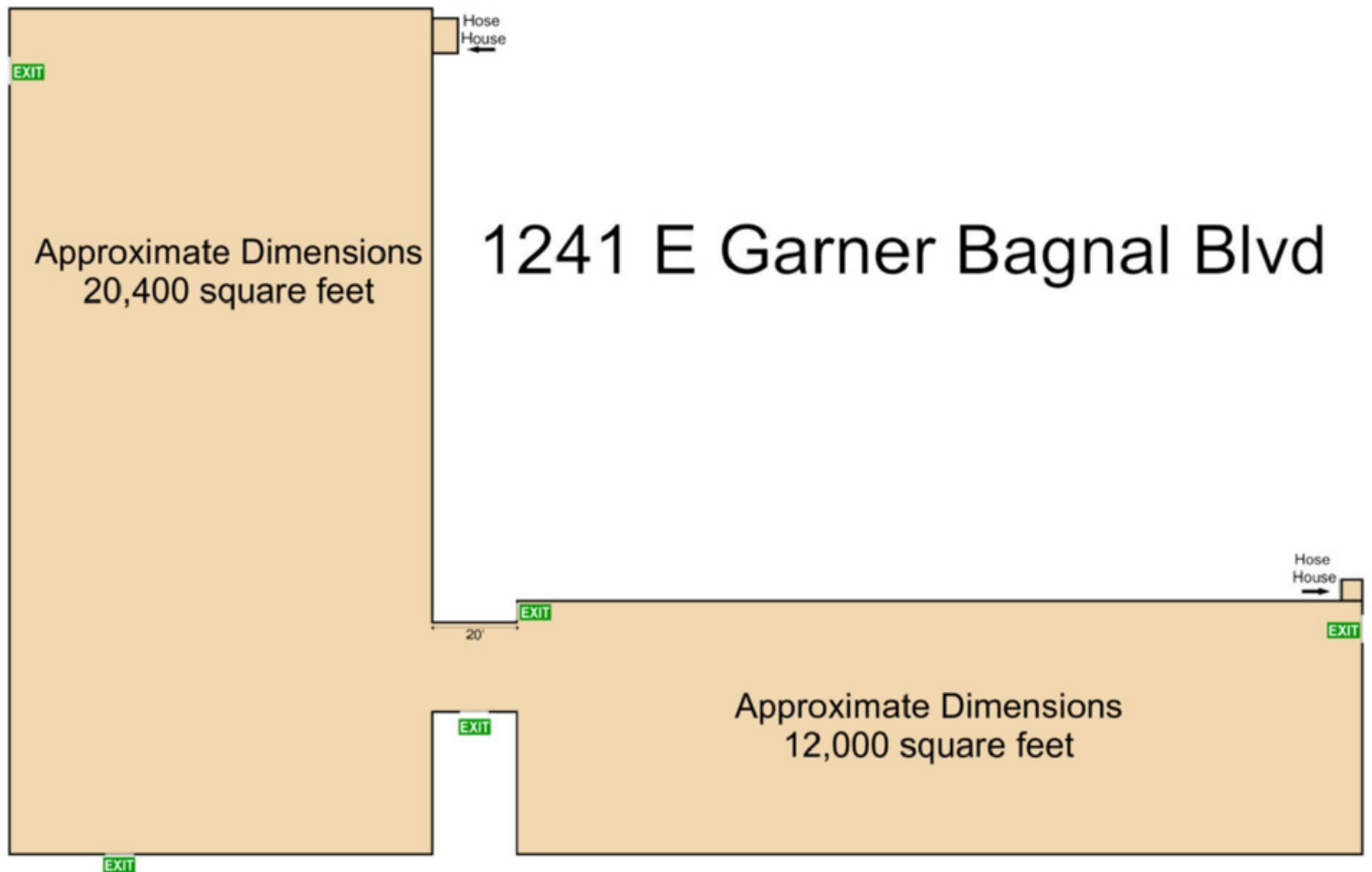
12,000 SF Section



20,400 SF Section



200 FIRST AVENUE NW, SUITE 507, HICKORY, NC 28601



PROPERTY HIGHLIGHTS

- 16'-22' Clearance
- Gas Unit Heaters
- 3 Restrooms
- LED Lighting
- Free Span Space
- (3) Dock-Height Doors

