



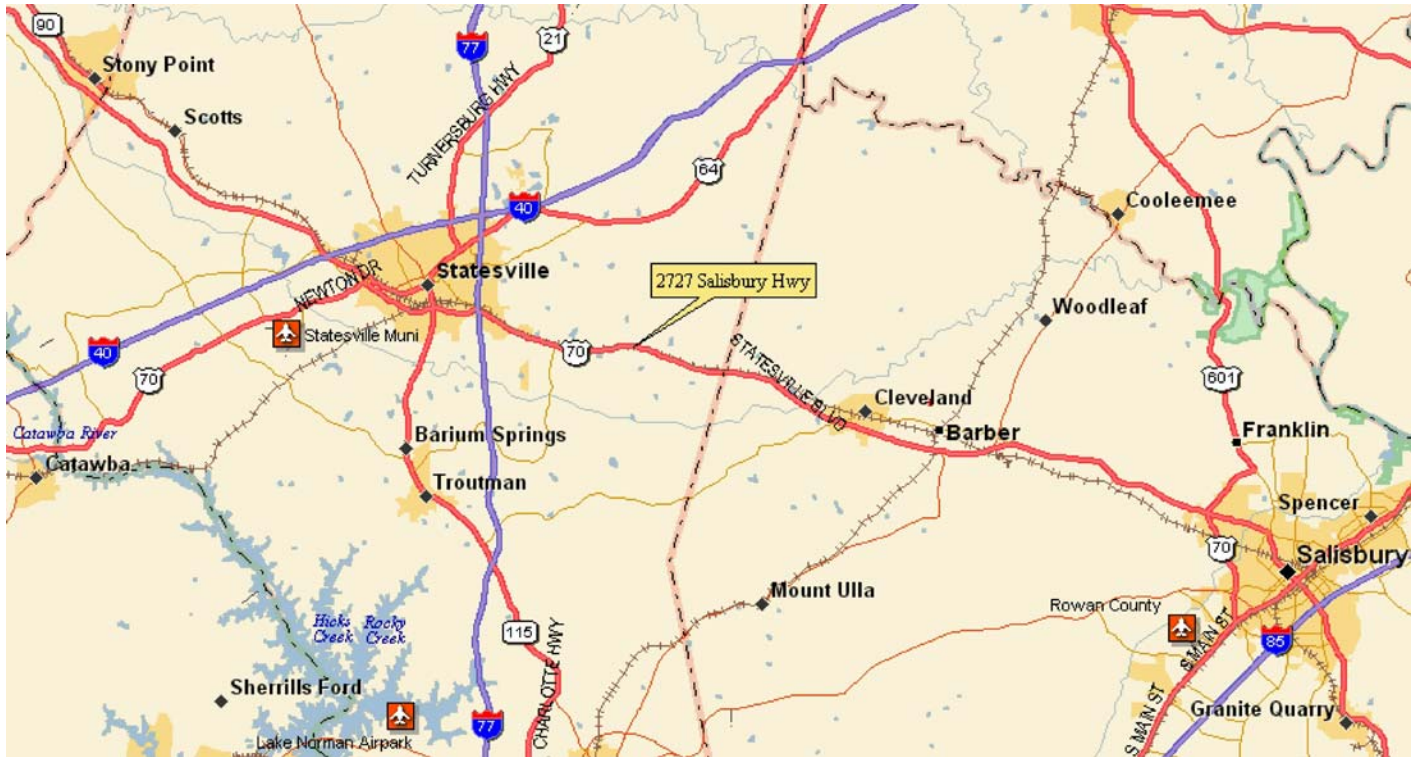
SOLD

Statesville Facility (265,200 square feet)

2727 Salisbury Hwy
Statesville, North Carolina

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090



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STATESVILLE BUILDING

Total Building Area: 265,200 SF
Acreage: 40.87 acres

LOCATION

Address: 2727 Salisbury Hwy
Statesville, North Carolina 28677



BUILDING FACTS

Building Type:	Manufactured Warehouse Facility
Year Built:	1992
Condition:	Excellent
Construction:	High quality tilt up concrete
Column Spacing:	30' x 43'
Ceiling Height:	22.5' x 26.5'
Number of Truck Docks:	17
Drive in Doors:	1
Rail Supplier:	Norfolk Southern
Fire Protection:	100% ESFR Sprinkler
Fencing:	Entirely Fenced and secured
Storage:	Extensive trailer storage

ZONING / DESCRIPTION

Type of Use Permitted:	Distribution
Zoning:	Industrial (I-2)

UTILITIES

Electricity Supplier:	City of Statesville
Water/Sewer:	City of Statesville
Gas:	PSNC