

210 COMMERCE BLVD

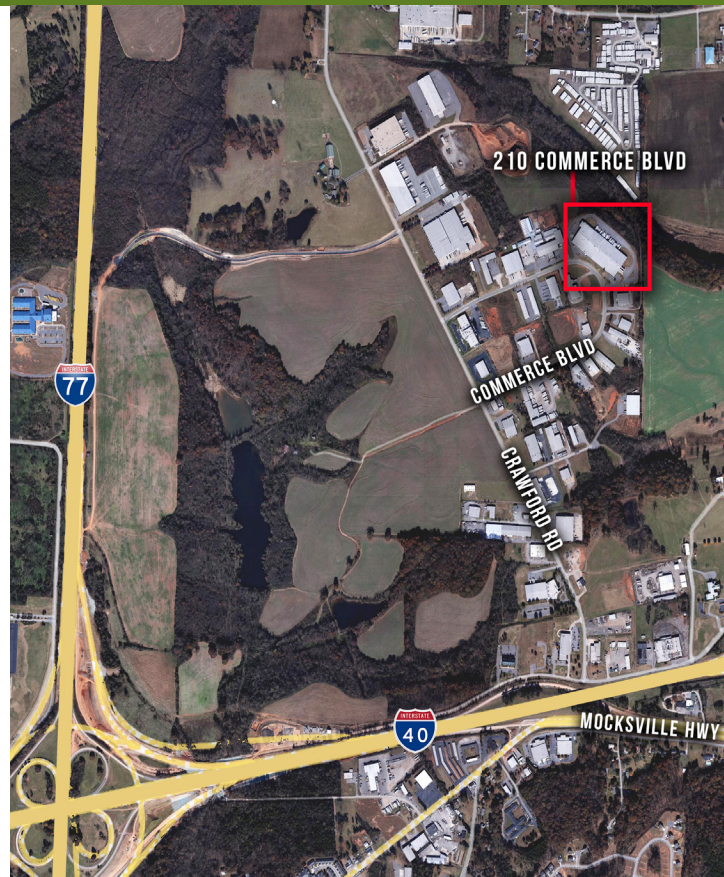
±50,000 TO 151,756 SF WARHOUSE SPACE | FOR LEASE

STATESVILLE, NC 28625



FEATURES:

- ±50,000 to 151,756 SF warehouse space available for lease
- ±2,823 up to 7,185 SF office space
- The property is situated on 18.47 acres
- LI Zoning
- 24'7" x 48'1" column spacing
- Twenty-four (24) 8' x 10' dock high doors; One (1) 12' x 14' drive-in door
- 15'8" - 25'8" clear height
- 1600 amp service, 277/480 Volt, 3 Phase, 4 Wire
- Property is ideally located for commute and access to nearby amenities: 1.9 miles to I-40 & 3.5 miles to I-77



FOR MORE INFORMATION, CONTACT:

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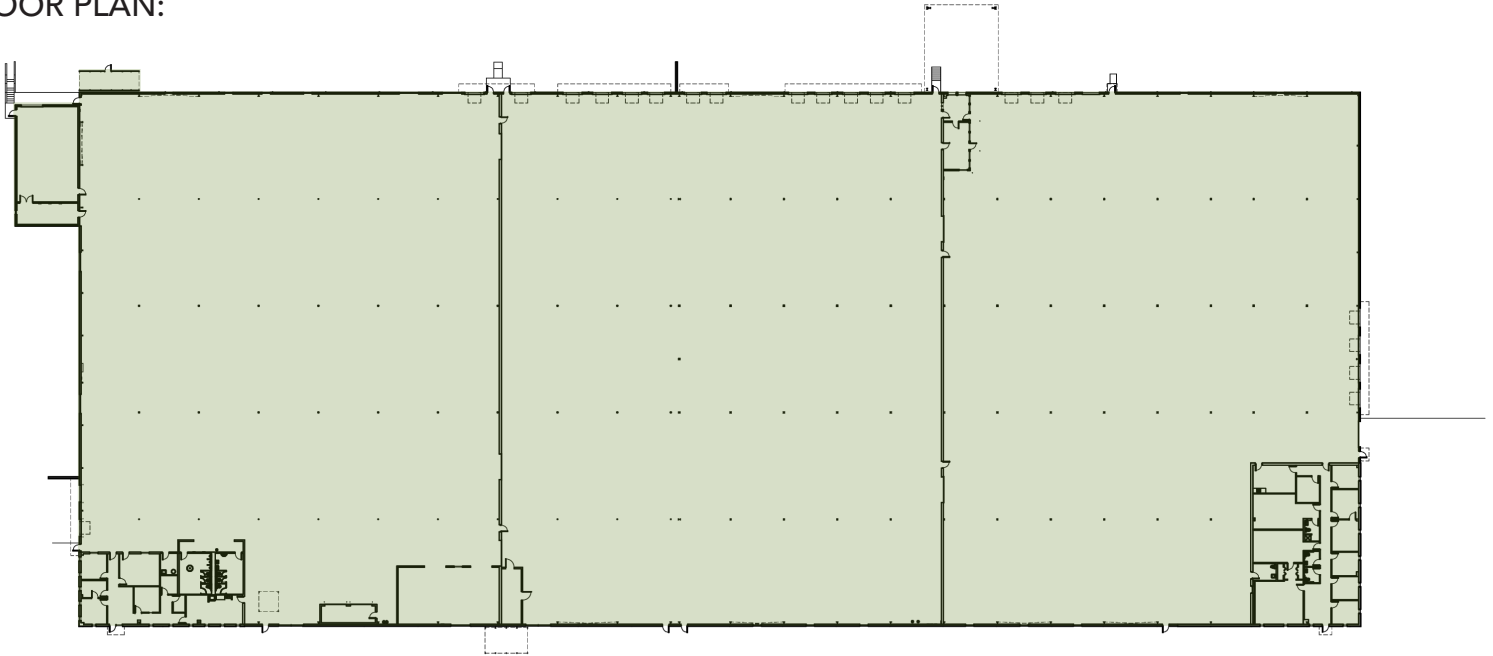


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FLOOR PLAN:



LOCATION:	210 Commerce Blvd Statesville, NC 28625
COUNTY:	Iredell
SITE SIZE:	18.47 Acres
AVAILABLE SF:	±151,756
ZONING:	LI
CONSTRUCTION:	Pre-Engineered Metal
CLEAR HEIGHT:	15'8" - 25'8"
BAY SPACING:	24' 7" x 48' 1"
LOADING:	Twenty-four (24) 8' x 10' DHD One (1) 12' x 14' Drive-In Door
FIRE PROTECTION:	Wet
LIGHTING:	T-5
POWER:	1600 Amp Service, 277/480 Volt, 3 Phase, 4 Wire
TRUCK COURT:	120'
PARKING:	50 spaces



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**BEACON
PARTNERS**

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.