

STATESVILLE COMMERCE CENTER

114,580 SF
Available for Lease

146 E. Barkley Rd, Statesville, NC 28677



JAY HILL

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SPENCER YORKE

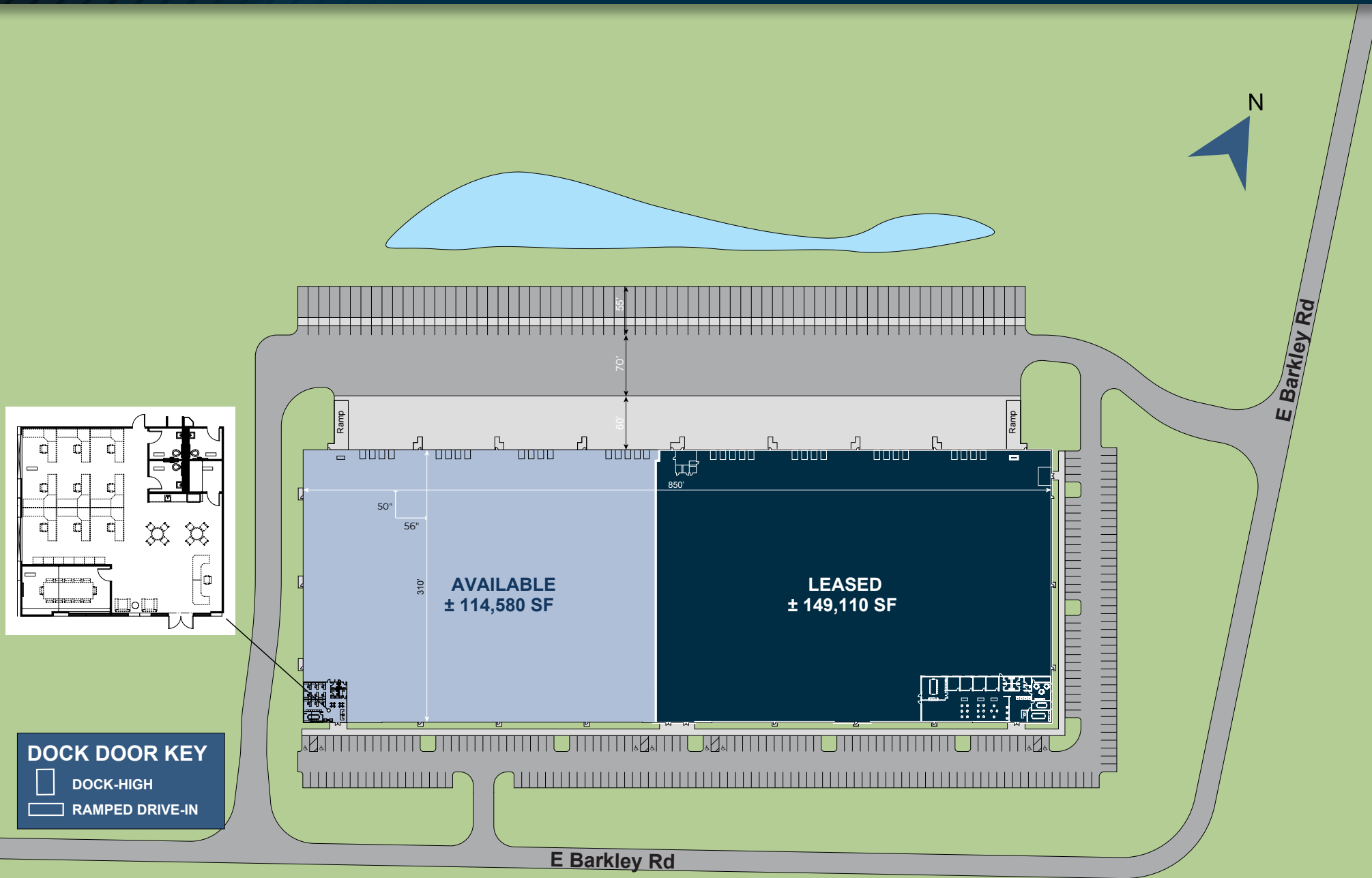
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SITE PLAN

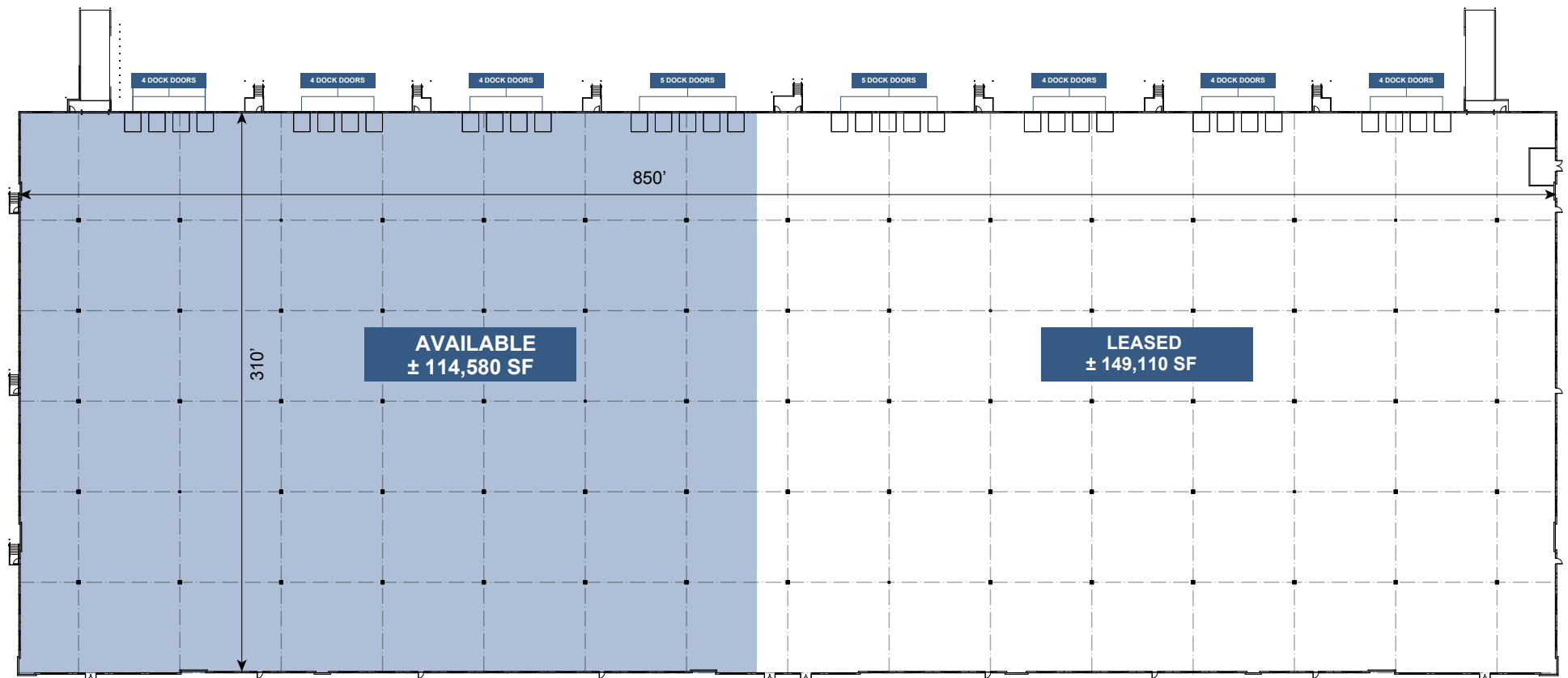


PROPERTY OVERVIEW

Available SF	± 114,580 SF
Office	2,229 SF
Building Size	310' x 850'
Site Size	± 20 Acres
Zoning	Heavy Industrial (City of Statesville)
Truck Court Depth	185'
Parking	± 104 Auto ± 31 Trailer
Column Spacing	56' x 50'; 60' Speed Bay
Clear Height	32'
Dock-High Doors	15 Dock Doors (9' x 10') 7 Future Doors; 6 Full Dock Packages
Drive-In Door	1 (14' x 16')
Power	400 AMP, 277/480V w/(1) 1200 AMP Switchboard (Ability to Upgrade)
Lighting	LED w/Motion Sensors at 30' FC
Heating	Gas-fired Unit Heaters
Flooring	6" Concrete w/10 Mil Vapor Barrier, 4,000 PSI Unreinforced Outside Speed Bay
Utility Providers	Electric Provider: City of Statesville Natural Gas: Enbridge Water Provider: City of Statesville Wastewater Provider: City of Statesville



FLOOR PLAN



SITE ACCESS

Premier Location

1 Mile



4 Miles



25 Miles



31 Miles



93 Miles



34 Miles

Hickory

41 Miles

Charlotte

45 Miles

**Charlotte Douglas
International Airport**

46 Miles

Winston-Salem

73 Miles

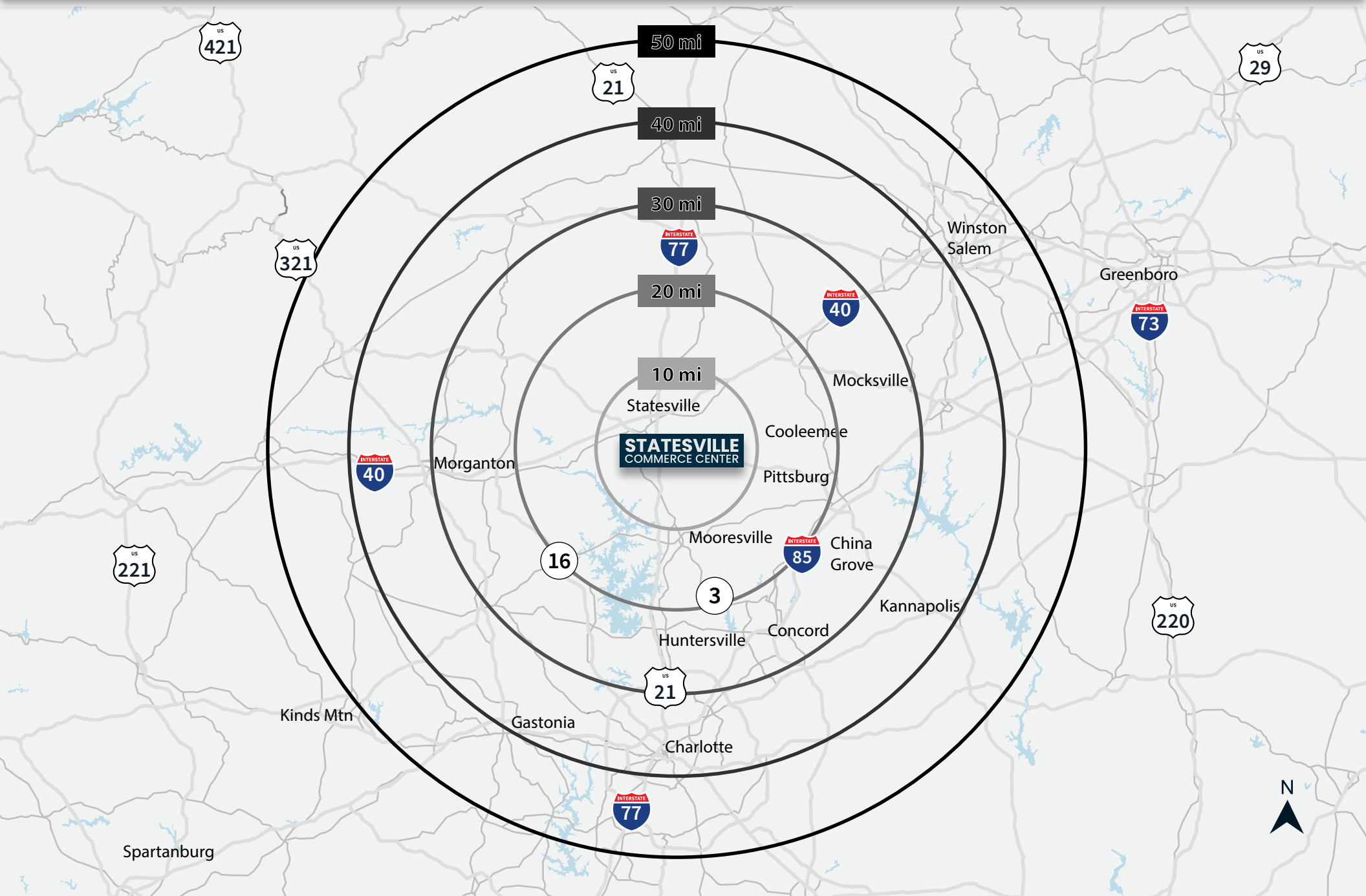
Greensboro



IMAGES



DRIVE-TIME MAP





STATESVILLE
COMMERCE CENTER



FOR MORE INFORMATION, CONTACT:

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