

114 MOREHEAD ROAD

STATESVILLE, NC 28677



GRANT MILLER, SIOR

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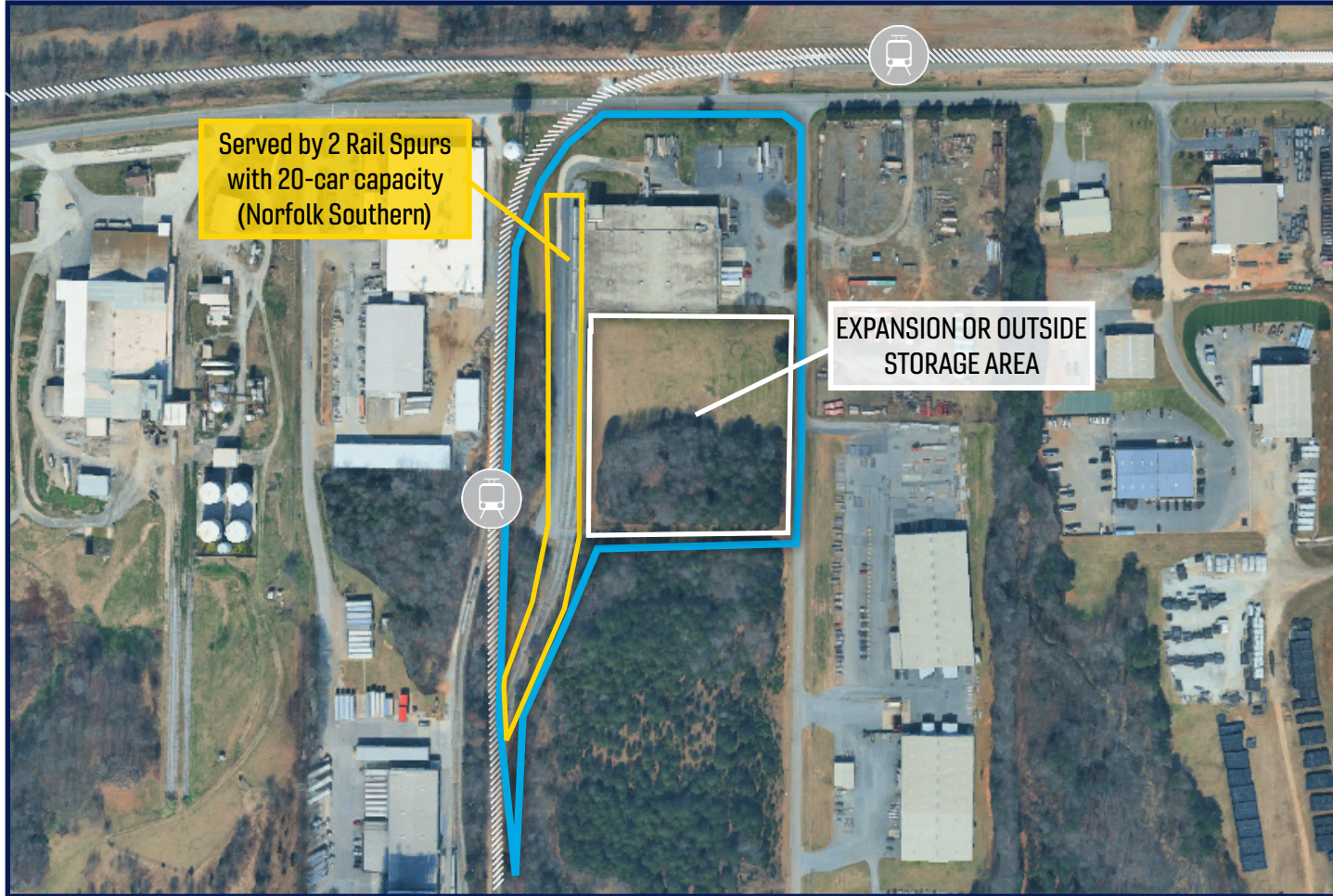
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COHO
PARTNERS

Property Overview

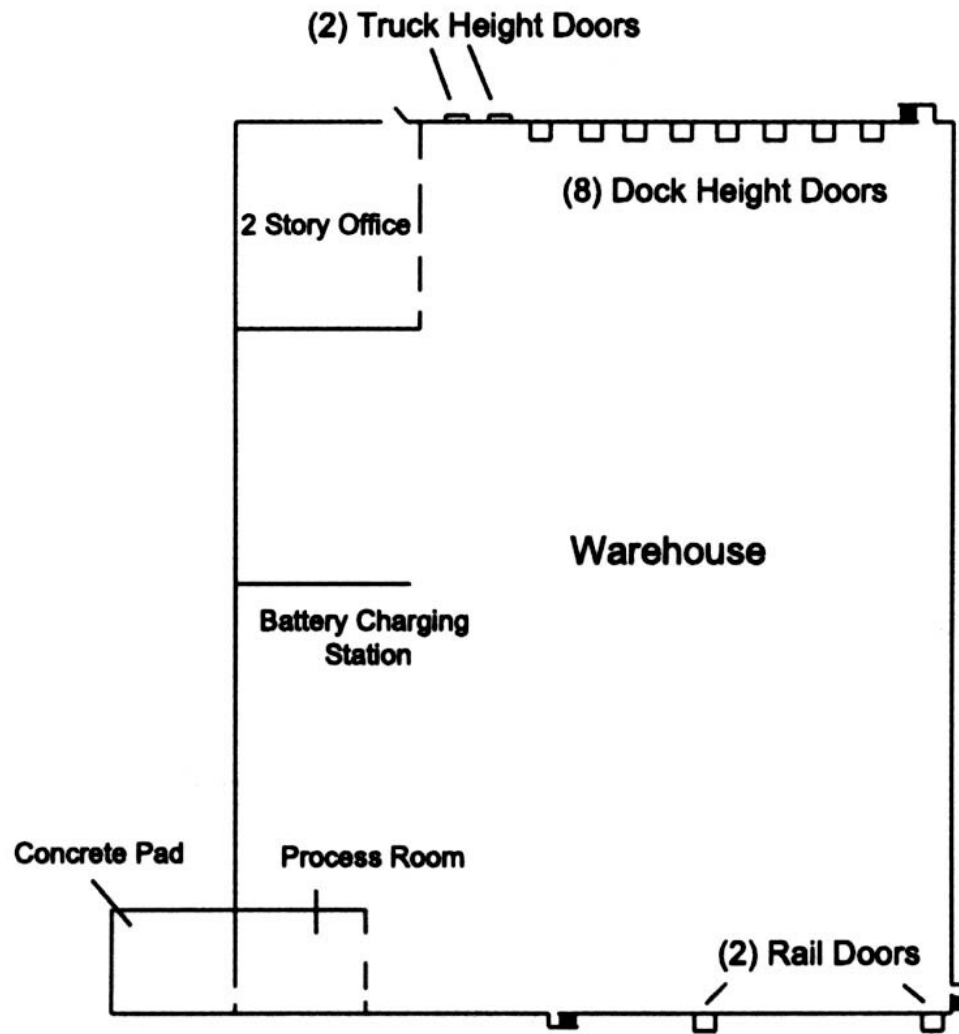
±62,000 SF AVAILABLE FOR LEASE | EXPANSION OPPORTUNITY



PROPERTY FEATURES



- + Building Size: $\pm 62,000$ SF
- + Site Size: ± 14.8 Acres
- + Parcel ID: 4763850342
- + Zoning: M-2 (Heavy Industrial)
- + Year Built: 1977
- + Exterior Walls: Precast Concrete
- + Office: $\pm 6,804$ SF (two stories)
- + Roof: Ballasted, Single-Ply Thermoset Membrane
- + Loading: (8) - 9'x10' with pit levelers, restraints, seals, and lights (2) "UPS" doors
- + Clear Height: 22'
- + Auto Parking: 58 Spaces
- + HVAC: Office Only
- + Sprinkler System: 100% wet high density system
- + Electricity: Duke Energy; 2000A, 277/480V
- + Natural Gas: Piedmont Natural Gas
- + Water: Iredell Water Corporation
- + Sewer: On-site Septic System
- + Rail: Active spur via, Norfolk Southern – 20 car capacity
- + Expansion: Pre-graded expansion pad



Floorplan

Location Overview

Industrial Property Available For Lease



4.3 Miles



7.2 Miles



23.2 Miles

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