

4730 TAYLORSVILLE HWY STATESVILLE, NC 28625

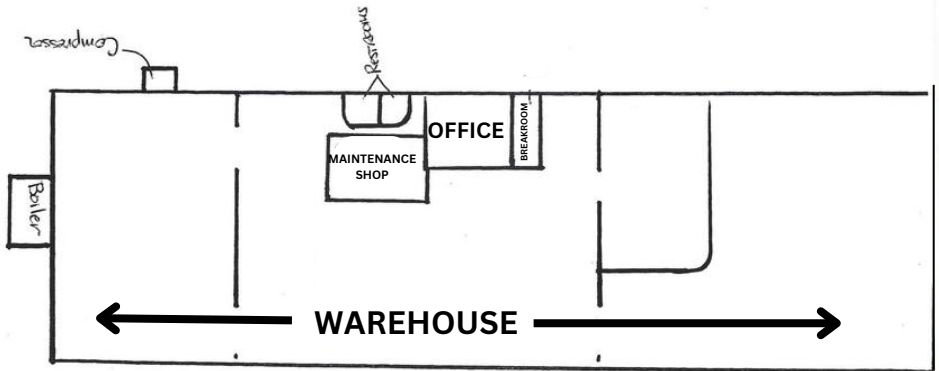


**FOR SALE:**  
**51,500 SF INDUSTRIAL WAREHOUSE**      4730 Taylorsville Hwy | **Statesville, NC 28625**  
Parcel ID: 4706387969.000

- Functional warehouse located in Statesville for sale. Former woodworking/ furniture manufacturing facility
- Located along Taylorsville Hwy (Hwy 90)
- +/- 5 miles from I-40 (Exit 148)
- Constructed in 1972 with an addition added in 1975
- Rail Access potential
- 3 Phase Power: 1000 Amp (600 panel and 400 panel) 2000 Amp (1000 panel and five 200 panels)
- Building secured by fence
- FOR SALE: \$2,832,500 / \$55 PER SF
- 51,500 SF (WH: 49,472 / OF: 2,028)
- ZONING: M-1 (IREDELL COUNTY)
- +/- 12.4 ACRES
- CELLING HEIGHT: 14' EAVE - 18' AT CENTER
- 6 DOCK DOORS , 1 DRIVE IN DOOR, AND 4 RAIL DOORS
- +/- 25' X 50' COLUMN SPACING
- SPRINKLER
- PRE-FAB METAL CONSTRUCTION
- NEW TPO MEMBRANE ROOF (2022), NEW COMMERCIAL GRADE GUTTER AND DOWNSPOUTS

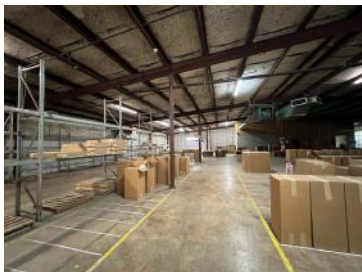


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Floor Plan

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**Reid Baker**

Broker

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