

Distribution Center

1211 Barkley Road | Statesville, NC

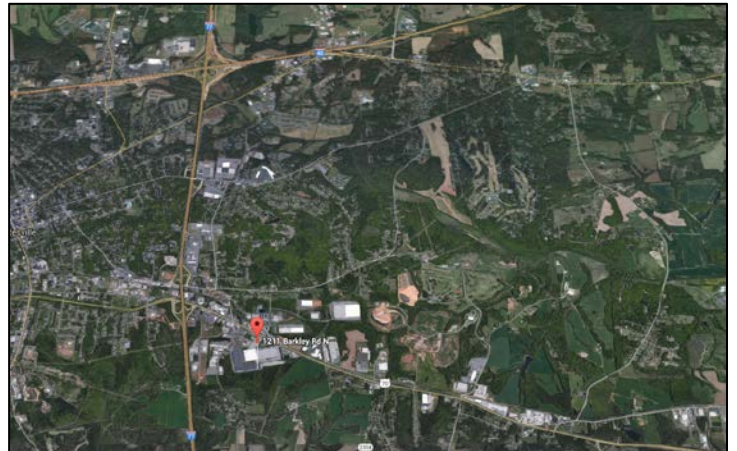
FOR LEASE



FEATURES

Distribution center conveniently located just minutes from Interstate 77.

- Building Type: Warehouse
- Year Built: 1954, Renovated 1973
- Size: 503,000± SF
- Total Available: 178,000 – 500,000 SF Available
- Land Area: 63.32 Acres
- Stories: 1
- Ceiling Height: 13'10" - 18'0"
- Column Spacing: 25'w x 40'd
- Drive Ins: 1 total (12'w x 14'h)
- Loading Docks: 52
- Power: 1,600a/460-480v 3p 4w Heavy



LEASE PRICE: \$3.50 P.S.F NNN + \$0.50 T&I



FOR FURTHER DETAILS CONTACT:
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GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrc.net

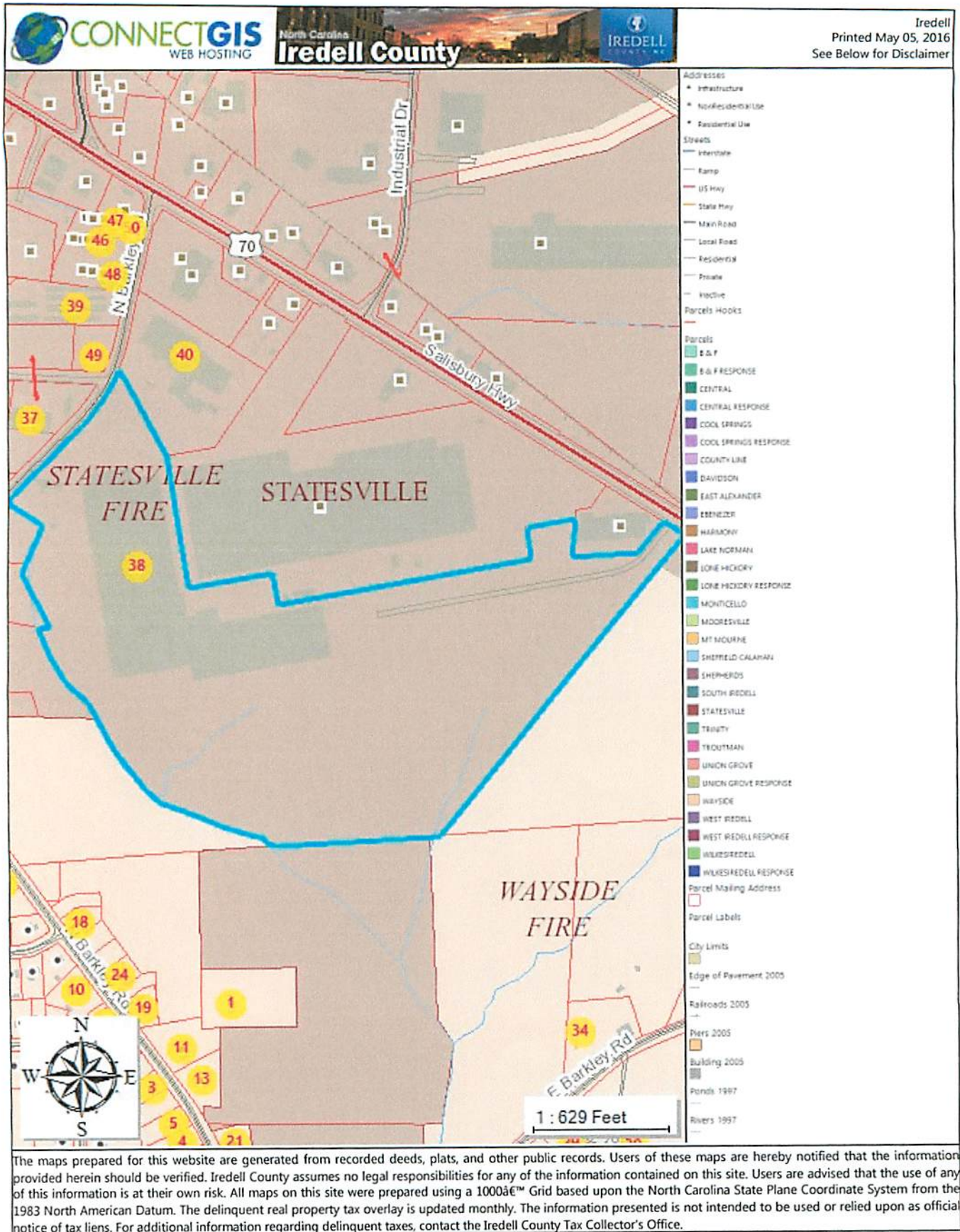


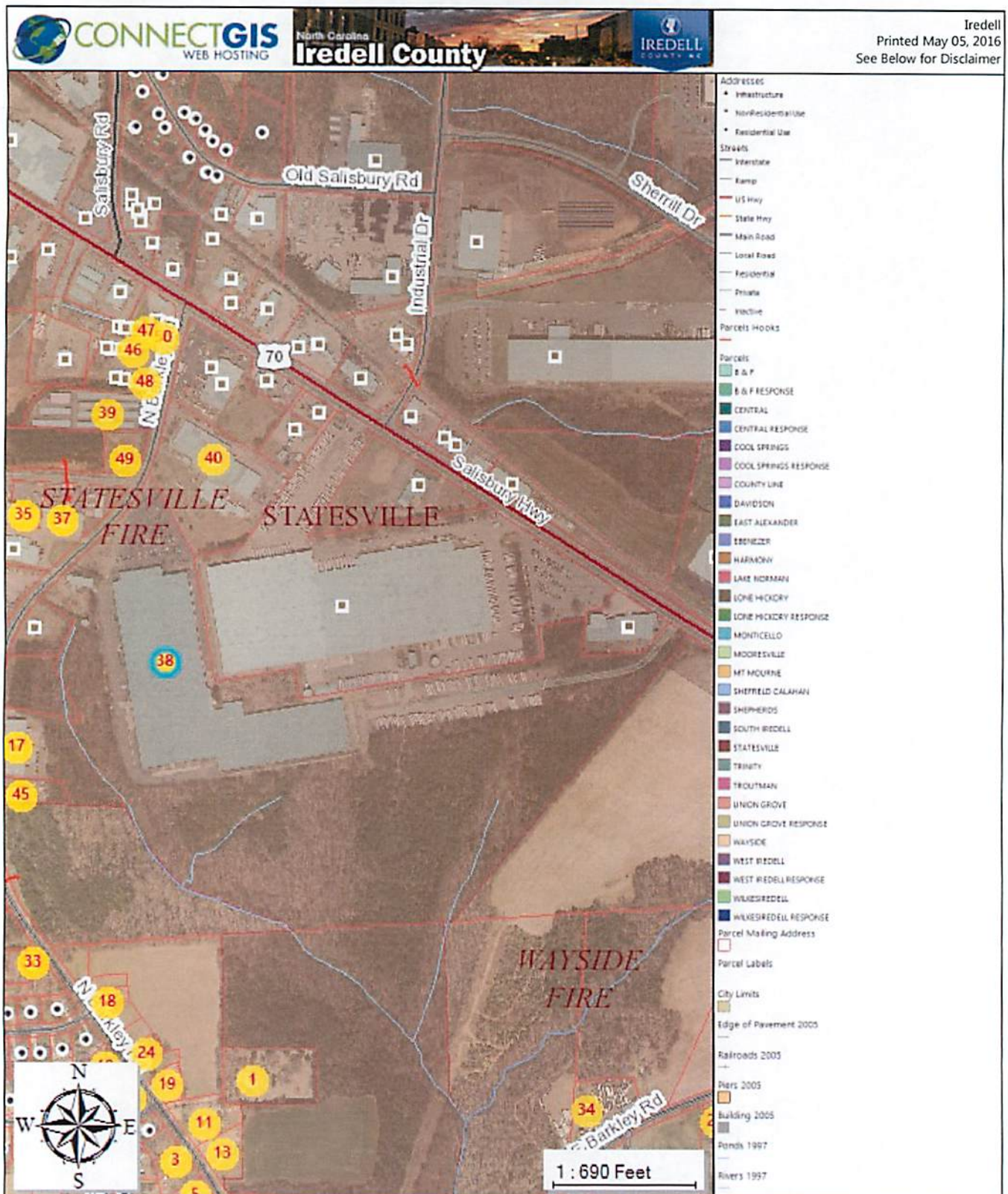


IREDELL COUNTY

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CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 4	8.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN
Spread Footing	8.00	48	06	542,441	80	25.60	13886489
Sub Floor System - 3	15.00	EYB	AYB				
Slab Above Grade	15.00	1966	1955				
Exterior Walls - 24	20.00	TYPE: WAREHOUSE		WAREHOUSE/INDUSTRIAL			
Prefab Metal	20.00	STYLE: 3 - 2.0 Stories					
Roofing Structure - 10	18.00						
Steel Frame or Truss	18.00						
Roofing Cover - 04	5.00						
Built Up Tar and Gravel	5.00						
Interior Wall Construction - 1	5.00						
Masonry or Minimum	5.00						
Interior Floor Cover - 03	2.00						
Finished Concrete	2.00						
Heating Fuel - 03	1.00						
Gas	1.00						
Heating Type - 03	3.00						
Forced Air - Not Ducted	3.00						
Air Conditioning Type - 01	0.00						
None	0.00						
Commercial Heat & Air - 1	0.00						
None	0.00						
Structural Frame - 06	15.00						
Steel	15.00						
Average Rooms Per Floor - 3	0.00						
Average Rooms Per Floor	0.00						
Half-Bathrooms	0.00						
BAS - 0 FUS - 0 LL - 0	0.00						
Plumbing Fixtures	1.00						
12.00	1.00						
Office	0.00						
BAS - 0 FUS - 0 LL - 0	0.00						
TOTAL POINT VALUE	93.000						
BUILDING ADJUSTMENTS							
Market/Design	2	FACTOR 2	1.0000				
Non-Std Wall	18	Non-Std Wall Height	1.0800				
Quality	3	AVERAGE	1.0000				
Size	Size	Size	0.8000				
TOTAL ADJUSTMENT FACTOR	0.860						
TOTAL QUALITY INDEX	80						
SUBAREA							
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	THWTH
AO	13,200	200	675840	42	SPRINKLER	0	0
AO	489,959	100	12542950	43	RAIL SIDE	0	0
CAN	22,500	030	172800	35	WATER TANK	0	0
FUS	21,480	090	494899	35	WATER TANK	0	0
FIREPLACE	1 - None		0	09	ASP PAVING	0	0
SUBAREA	547,139		13,886,489	06	CL FENCE	0	0
TOTALS				01	STORAGE	25	25
				01	STORAGE	16	16
TOTAL OB/XF VALUE							
BUILDING DIMENSIONS							
BAS=W361N72W642S241E482S73E94N50E30CAN=S625E36N625W36E36S661AOF=S35E120N35W120E120S84E201N33E40N904							
PTR=E15FUS=S179AOF=S75E120N75W120E120N179W120S155							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
INDUSTRIAL	0600	H1	0	0	1.0000	0	0.3800
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							





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