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113 Watermelon Road Statesville, NC

CRANED SERVED BUILDING WITH INTERSTATE 40 VISIBILITY

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SPECIFICATIONS

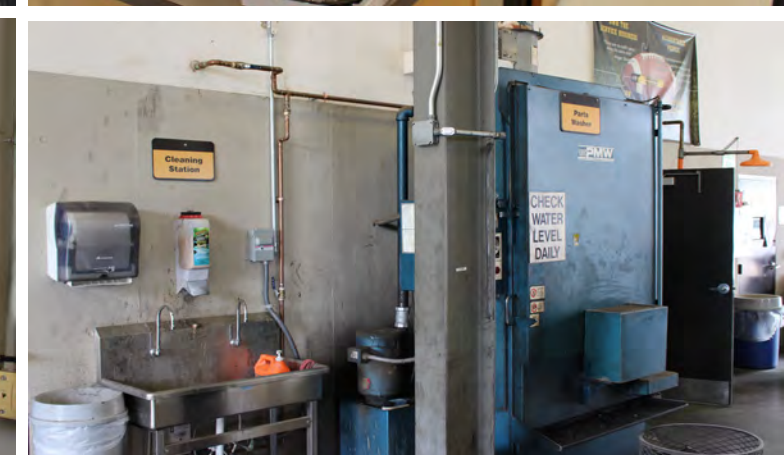
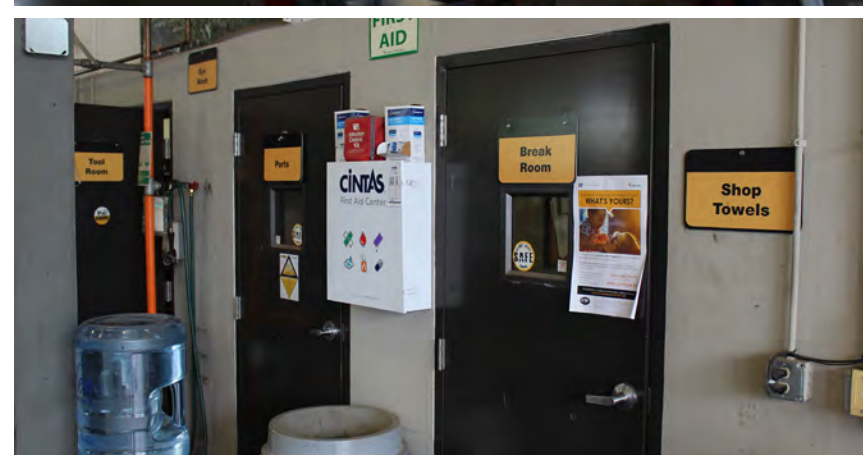
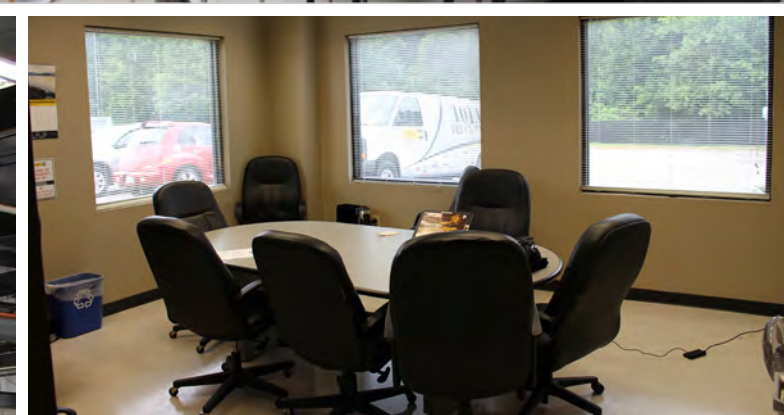
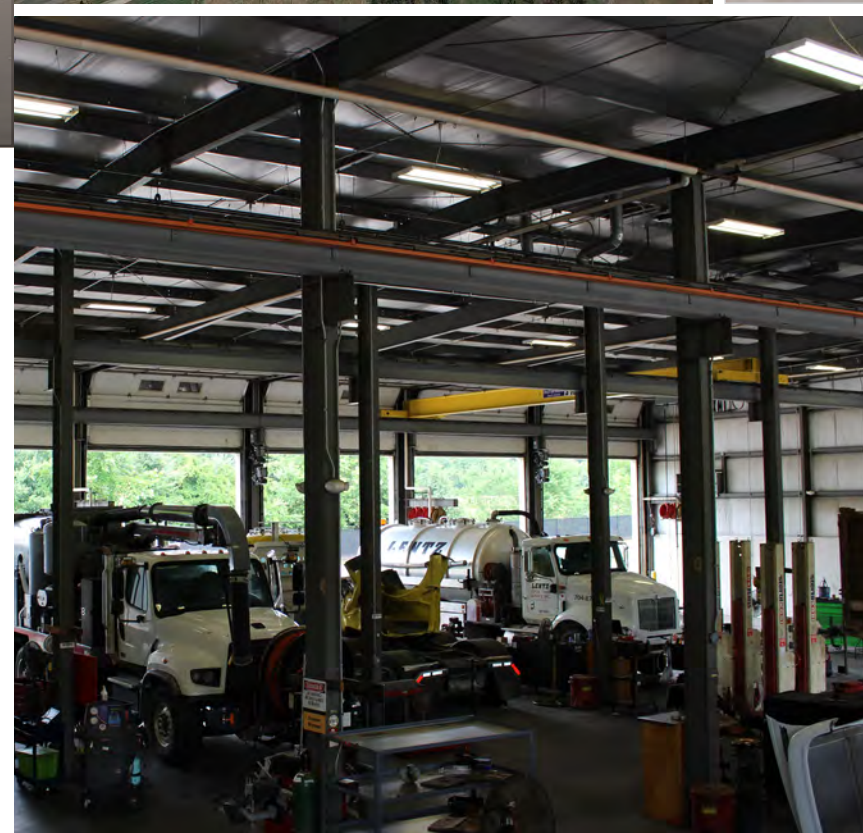
Available SF	18,100 SF
Office SF	±5,300 SF
Acreage	6.2982 Acres
Building Dimensions	100' x 181'
Year Built	2004
Column Spacing	16' x 19' & 16' x 40'
Clear Height	24'
Dock High Door(s)	(1) with Pit Leveler
Drive In Door(s)	(15) 14' x 16'
Lighting	T-5
Floors	6" Reinforced Concrete over Stone; 4,000 PSI
Power	800 Amp; 277/480V; 3 Phase; 4 Wire
Zoning	(GB) General Business

113 WATERMELON ROAD | STATESVILLE, NC

113 Watermelon Road offers an exceptional location with many improvements not found within similar buildings.

FEATURES

- (2) Five ton cranes in service area
- High pressure steam wash area with oil and water separator
- Two entrances that offers easy ingress/egress
- ±2,075 SF Parts Room
- Mezzanine storage area within the parts room
- Fully Fenced Property with Automatic Gates
- Exceptional outdoor storage yard
- Interstate 40 pole signage available
- Office space includes: city counter area private offices, conference room, locker room, restrooms and break area
- Office area designed to accommodate additional floor on 2nd level
- (3) Restrooms serve both office and shop area
- Airlines throughout the building served by (2) Sullivan Palatek 15 HP air compressors and (1) Friulair air dryer
- Security System including cameras



Pricing:
Call for Details

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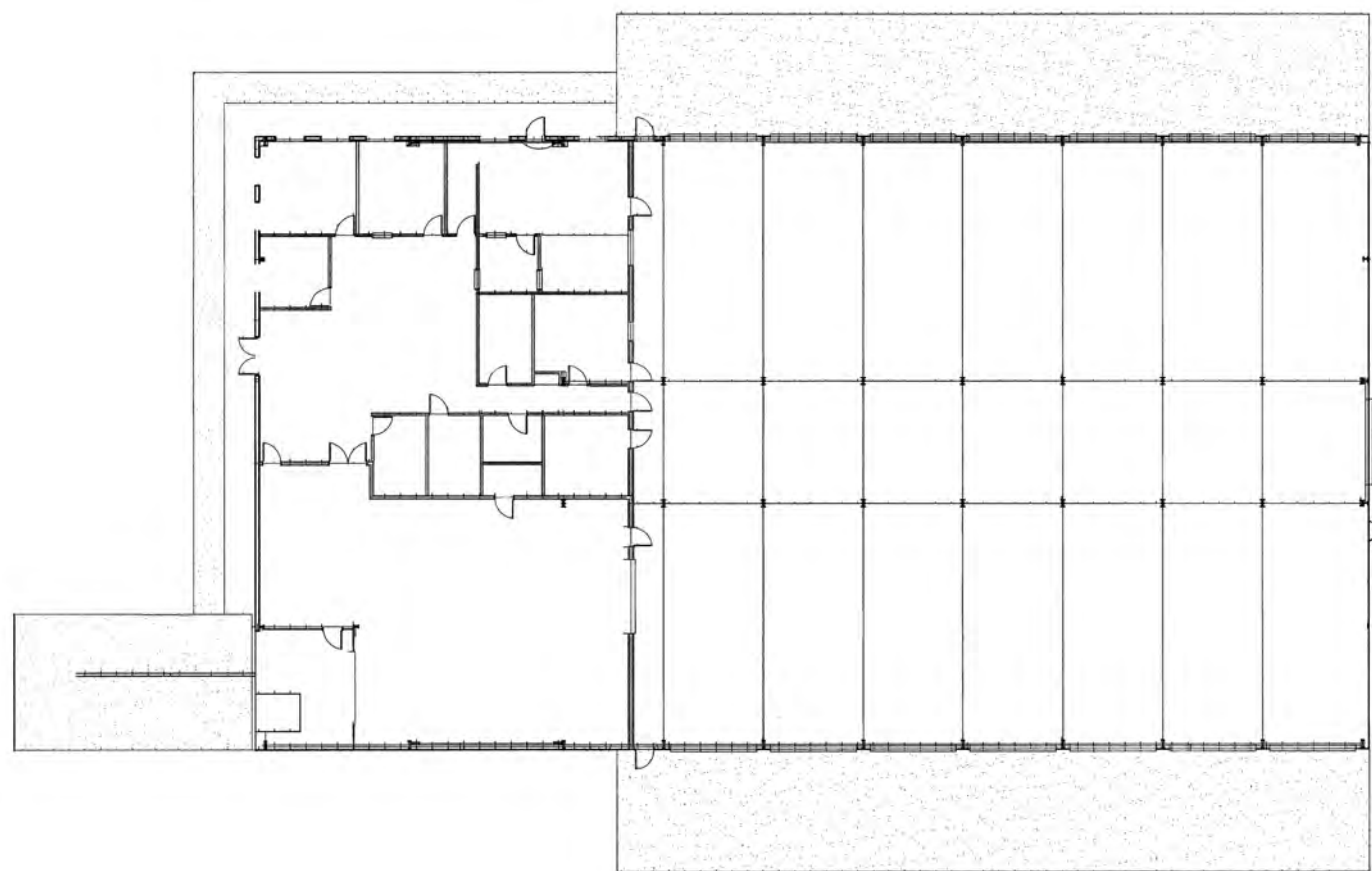


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FLOORPLAN | 113 WATERMELON ROAD

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