

SINGLE TENANT INVESTMENT OPPORTUNITY

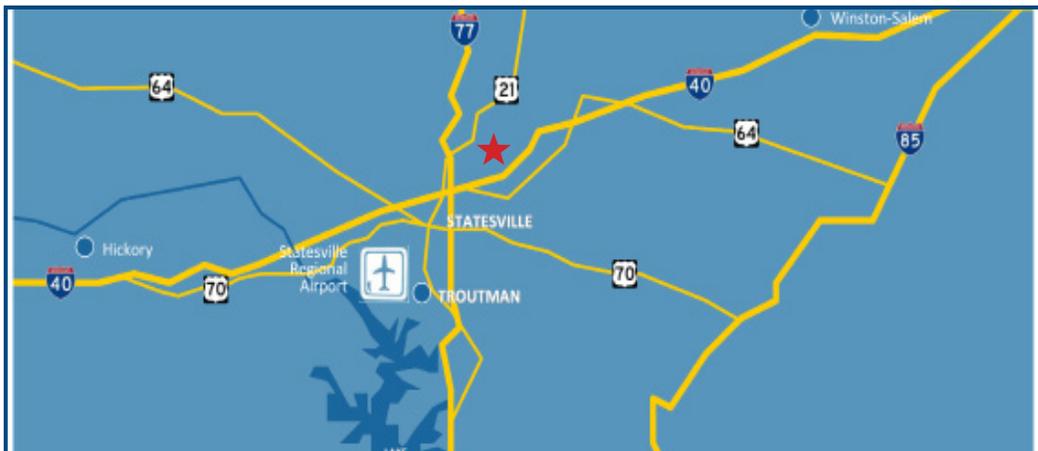
169 CRAWFORD ROAD STATESVILLE, NC 28625

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20,048 SF LOCATED OFF I-40 IN STATESVILLE, NC

PROPERTY SUMMARY

- » ±20,048 SF
- » 100% Leased Building
- » Tenant: NAPGLADU (www.napgladu.com)
- » NOI: \$44,378.51
- » NNN Lease Structure
- » Lease Expiration of June 2021
- » New Roof Installed in 2010
- » Parking Lot Resurfaced in 2016
- » Asking Sales Price: \$505,000



CONTACT US

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COLLIERS INTERNATIONAL
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Charlotte, NC 28202
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169 CRAWFORD | PROPERTY SPECS



Address:	169 Crawford Road Statesville, NC
County:	Iredell County
Site Size:	±2.75 Acres
Zoning:	LI (Light Industrial)
Building Size:	±20,048 SF
Year Built:	1972 with Expansions in 1974
Construction:	Masonry Block
Office Size:	±3,364 SF
Ceiling Height:	13'
Bay Spacing:	25' x 50'
Dock High Doors:	(1) 10' x 10'
Drive In Doors:	(1) 9' x 7'
Automobile Parking:	±28 Parking Spaces
Lighting:	T-5
Roof:	New Roof Installed in 2010
HVAC:	100% Heated and Cooled via Rooftop Units
Utilities:	All Public
Tax Parcel ID:	4755375342
Asking Sales Price:	\$505,000

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Property Road View



Property Aerial

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