



AVAILABLE

2020 WEST FRONT ST

243,237 SF

STATESVILLE, NC

STUMP

PROPERTY DETAILS

2020 WEST FRONT ST | STATESVILLE, NC

AVAILABLE SPACE	243,237 SF
MINIMUM DIVISIBLE	25,000 SF
DOCK DOORS	14
CLEAR HEIGHT	+14' to +22'
BAY SPACING	38' X 28', 50 x 25, 75 x 250
OFFICE SPACE	9,500 SF
YEAR BUILT	1950 - 2001
YEAR RENOVATED	Updated Over Time
POWER	Heavy power: 480V / 3-phase (±5 MW)
PARKING	137 Paved Spaces
LAND AREA	12.76 Acres
ROOF	Phased Updates
ZONING	LI
PARCEL ID	4734071620.000



PROPERTY HIGHLIGHTS

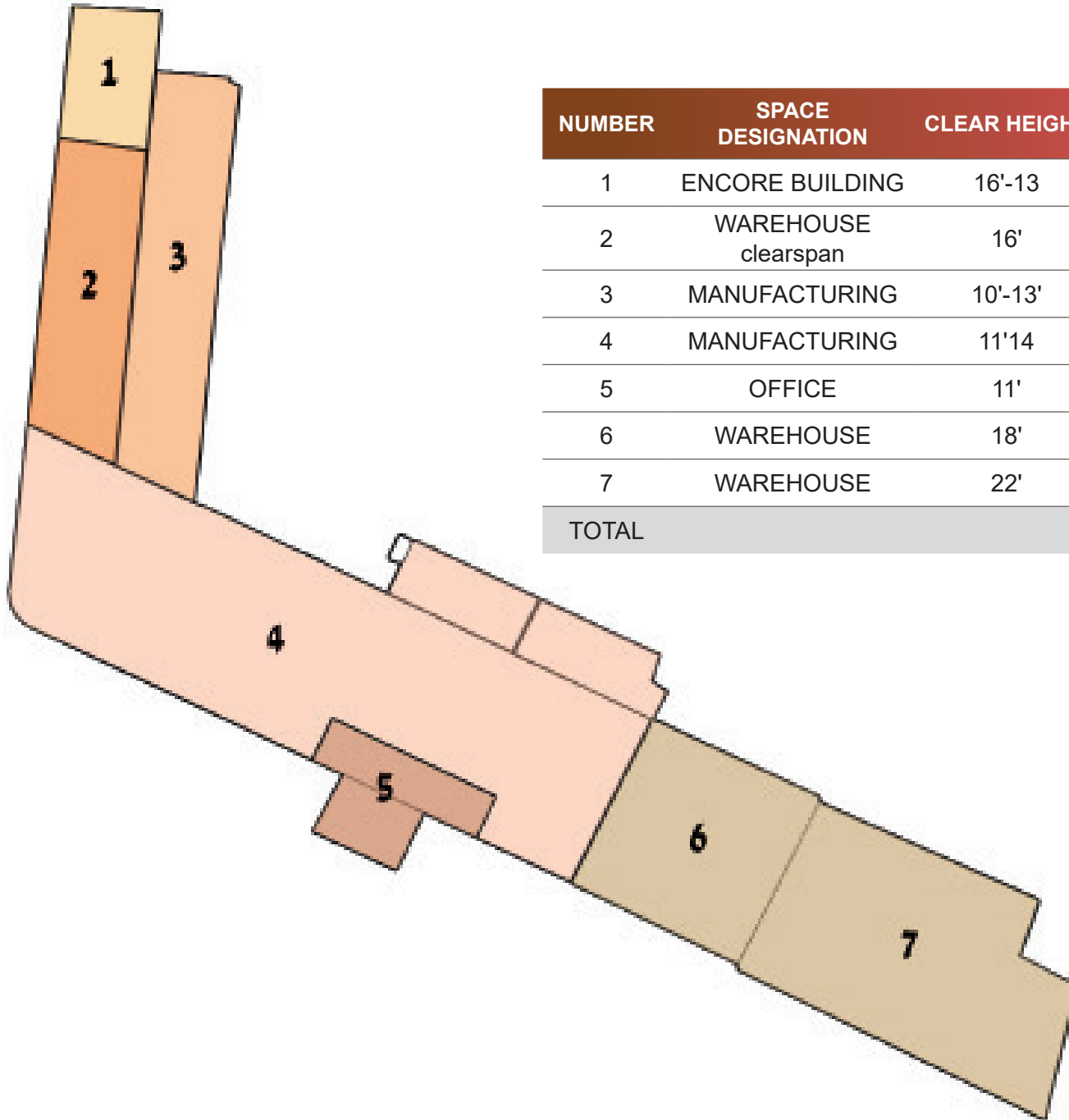
2020 WEST FRONT ST | STATESVILLE, NC

- 14 LOADING DOCKS
- TOP CONDITION
- HEATING
- FULLY SPRINKLERED WITH FIRE PUMP SYSTEM
- MINIMAL OFFICE SPACE
- OFFICE SPACE COOLED
- VARIOUS CEILING HEIGHTS
- RAIL SERVED
- NEAR MAJOR HIGHWAYS
- 45 MINUTES TO CHARLOTTE DOUGLAS AIRPORT



FLOOR PLAN

2020 WEST FRONT ST | STATESVILLE, NC



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET	COLUMN SPACING
1	ENCORE BUILDING	16'-13	22,000 SF	25 x 50
2	WAREHOUSE clearspan	16'	19,000 SF	75 x 250
3	MANUFACTURING	10'-13'	25,000 SF	50 x 25
4	MANUFACTURING	11'14	92,000 SF	38 x 28
5	OFFICE	11'	9,500 SF	38 x 28
6	WAREHOUSE	18'	24,000 SF	32 x 23
7	WAREHOUSE	22'	51,737 SF	32 x 23
TOTAL			243,237 SF	

