

# 1244

## GARNER BAGNAL BLVD



**±21,215 SF  
with ±6.72 AC  
Available For Lease  
in Statesville, NC**



**Gray Gaines**

Vice President

704 413 0230

[gray.gaines@avisonyoung.com](mailto:gray.gaines@avisonyoung.com)

**Abby Rights**

Senior Vice President

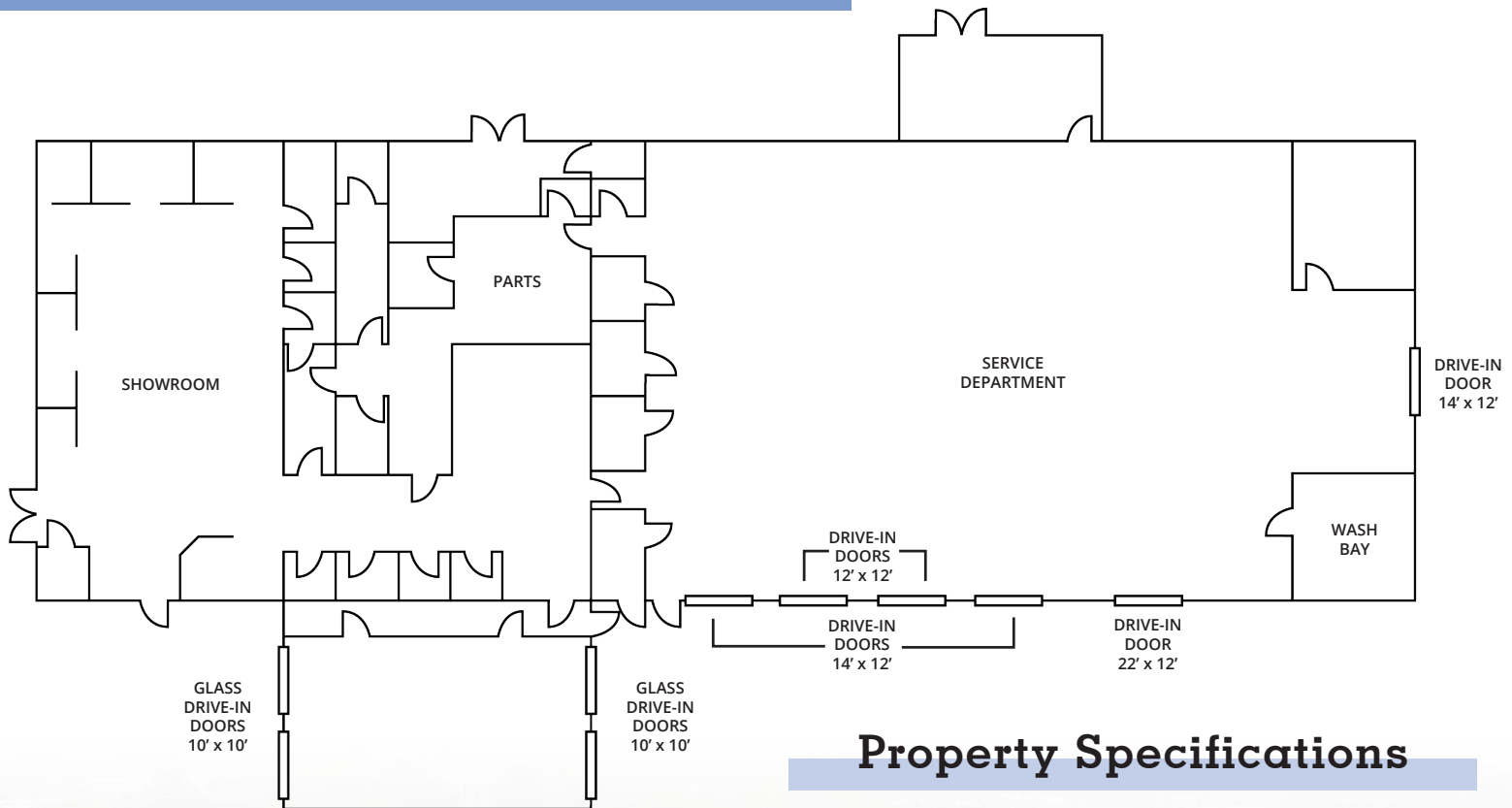
704 413 0325

[abby.rights@avisonyoung.com](mailto:abby.rights@avisonyoung.com)

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# PROPERTY OVERVIEW



## Property Specifications

Address:	1244 Garner Bagnal Blvd Statesville, NC
Buildings:	Two (2)
Main Building SF:	±20,173 SF
Acreage:	±6.72 AC (Improved: ±4.5 ac)
Subtype:	Warehouse/Showroom
Renovated:	2022
Zoning:	B5
Clear Height:	16' at the center beam 14' at the eave
Drive-In Doors:	Four (4) Glass 10' x 10' Two (2) 12' x 12' Three (3) 14' x 12' One (1) 22' x 12'
Pricing:	Call Brokers

## Permitted Uses

*\*Including but not limited to*

- Auto, truck, boat, motorcycle & trailer sales and services
- Contractor office including yard maintenance and outside storage
- Lumber and building material sales
- Industrial supplies and equipment sales
- Truck, farm equipment and heavy equipment sales and service
- Wrecker / Tow Service

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## ACCESSIBILITY

1244 Garner Bagnol Blvd, located in Statesville, NC within the Iredell County, serves as a vital transportation hub. Positioned at the crossroads of Interstates 77 and 40, it offers convenient connectivity between major cities across the state. This ±6.72 acre property features a ±21,215 sf facility that contains 10 drive-in doors, ample parking and 14' - 16' clear height throughout.



INTERSTATE 77  
**0.6 miles**



INTERSTATE 40  
**3.7 miles**



**CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT**  
**42.7 miles**



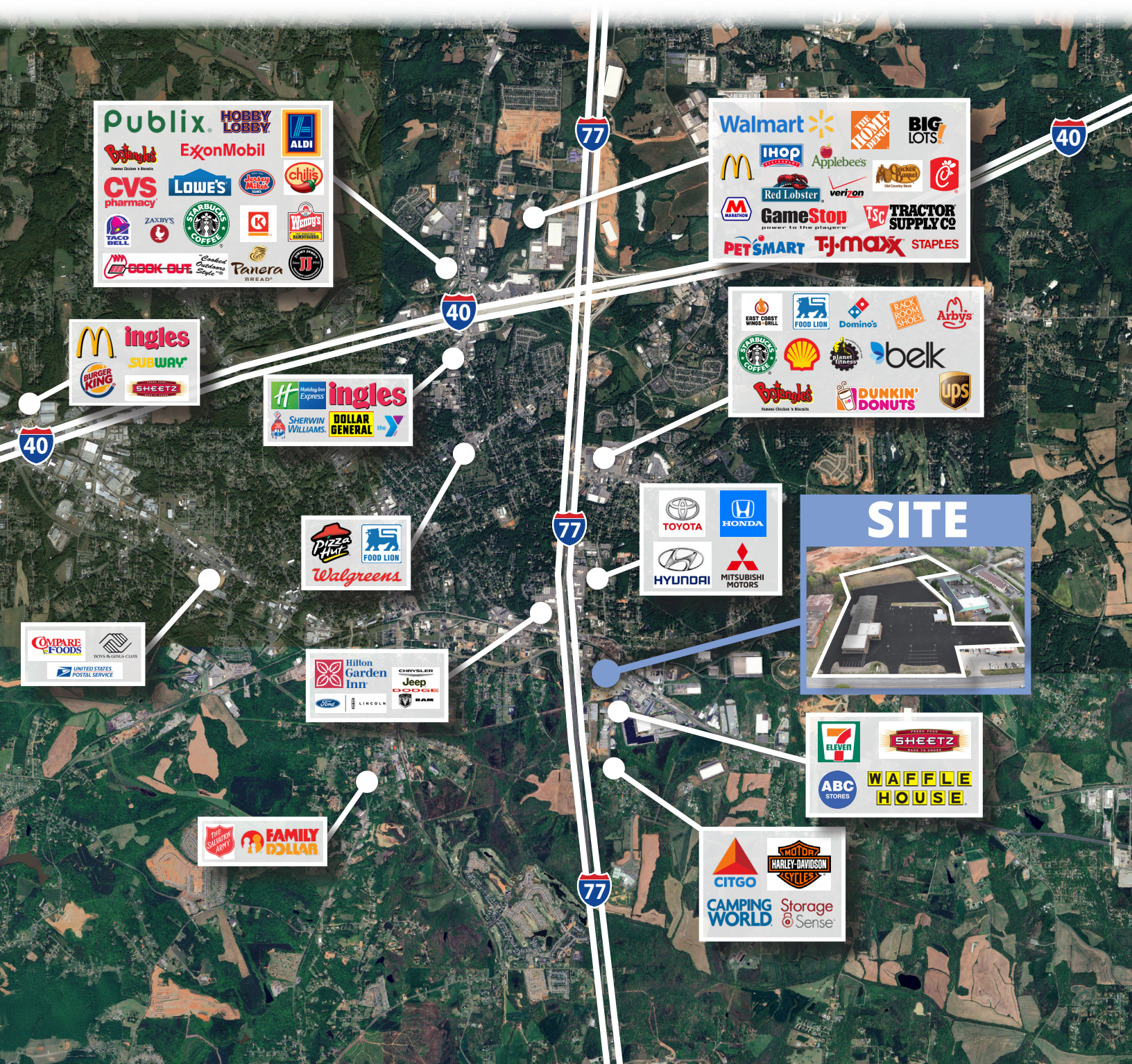
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# AREA OVERVIEW



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