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WOODLOCK CAPITAL
1244 GARNER BAGNAL BLVD
STATESVILLE, NORTH CAROLINA
20 K± SQFT / 4.2 ACRES / 2 BUILDINGS

AVAILABLE
FOR SALE



TABLE OF CONTENTS

1. Cover
2. Confidentiality, Disclosures & Disclaimers
3. Executive Summary
4. Property Details
5. Map
6. Photos

WOODLOCK CAPITAL

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MEGAN ANDERSON

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704-860-7299

ELLIOT CALHOUN

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301-312-5960

SITE ACCESS

Site access will be provided by Megan Anderson, or Elliot Calhoun. Please contact one using the contact information in the lower lefthand corner is lieu of contacting property management.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 1244 Garner Bagnal Blvd, NC. All offering materials are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

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Owner and Woodlock Capital, LLC each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

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EXECUTIVE SUMMARY

Woodlock Capital is pleased to bring 1244 Garner Bagnal Blvd, Statesville, NC to the market.

This 20,000+ warehouse and 6 acres of paved outdoor storage is the perfect location for a dealership, outdoor sales company, or equipment rental company. The current tenant will be vacating in 2024, providing the perfect opportunity for an owner user to occupy the space immediately. The building was up-fitted in fall 2023 with brand new glass offices, warehouse roll ups doors, new paving and lighting, and more. Truly a unique opportunity for a ready to move in ready user.

PP \$4,750,000

PRICE/SF \$235 / SF

TYPE Retail and Industrial Investment

SUBTYPE Warehouse/Showroom

BUILDINGS 2

TOTAL SQFT 20,182 SQFT

TOTAL LAND 4.20 ACRES

ZONING B5

Property Details

1244 GARNER BAGNAL BLVD

Statesville, NC 28677

- Iredell County
- 20,182 SF
- 4.20 Acres
- 4 Roll Up Doors (12'x12')
- 4 Glass Roll Up Doors (14'x4')
- Subtype - Warehouse/Showroom
- Zoning - B5
- Renovated 2022

ACCESS

- **Highway 77** *1/2 mile*
- **Interstate 40** *6 miles*
- **Charlotte Douglas International Airport** *43 miles*
- **Interstate 485** *35 miles*
- **Charlotte** *37 miles*
- **Winston-Salem** *42 miles*



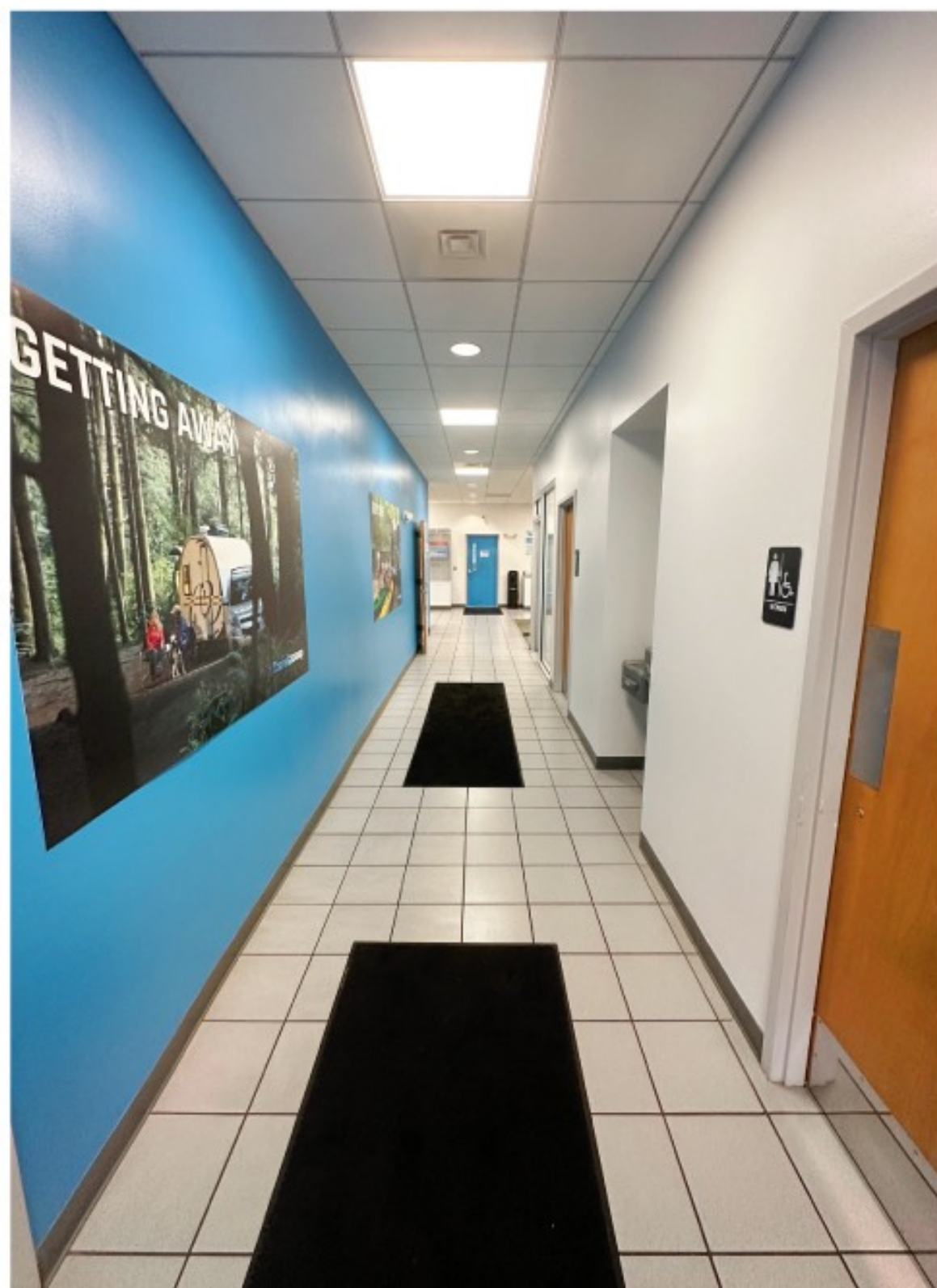


MORLAND DR

GARNER BAGNAL BLVD







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