

**1735 Weinig Street
Statesville, NC**

Location / Business Park:	Iredell County, NC; 1.5 Miles from I-40; 5 miles from I-77; 45 miles north of Charlotte
Building Square Feet	60,000 SF
Building Dimensions:	200' x 300'
Column Spacing:	30'x40'
Land Area:	5.58 acres
Office Area:	± 442 SF w/ (2) restrooms
Zoning:	LI (Light Industrial)
Date of Construction:	1987
Construction Type:	Pre-Engineered Metal
Floor:	Concrete
Roof Type Structure:	Metal
Auto Parking:	(18) marked spaces; paved asphalt
Loading:	4- (8'W x 10'H) manual dock doors with levelers and seals; 1 (8'W x 12'H) dock door with leveler and seal
Ceiling Height:	17' 7" at eaves; 21'4" at center of building
Lighting:	Metal Halide
Ventilation/HVAC:	Office is air conditioned; suspended gas fired heaters in warehouse area; (12) exhaust fans located along north, south, and west walls

Sprinkler: 100% Wet System; .32 GPM SF with discharge area of 4,000 PSI; Residual pressure at base of riser is 40 PSI; Static pressure is 50 PSI

Water: City of Statesville

Sewer: City of Statesville

Electric: 240-480 volt, 3 Phase provided by City of Statesville

Natural Gas: PSNC Energy

Communications: AT&T

Tax Parcel: 4734173327

Taxes: \$0.12/SF

Air Lines: N/A

Last Use: Warehouse/Distribution

TECHNICAL DATA SHEET