

# 154 COMMERCE DRIVE

STATESVILLE, NC



## WAREHOUSE / DISTRIBUTION BUILDING FOR SALE / LEASE

- ±10,320 SF Available
- ±1,800 SF of Office Space
- 15'6" - 18'3" Clear Height
- 1 Dock platform with leveler
- 1 Drive-in door with access to dock
- 2 (12'x12') drive-in doors
- 1 (12'x14') drive-in door
- 25' x 25' covered loading area
- All doors are automatically operated
- ±1.75 acres
- Zoned Light Industrial
- Lease Rate \$5.81/SF NNN
- Sale Price \$625,000
- Building is in excellent condition

The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

**CLARUS**  
PROPERTIES, INC

# 154 COMMERCE DRIVE



■ >1 mile East of I-77  
directly off I-40

■ ±45 miles from Charlotte

■ ±38 miles to Winston-Salem

■ Easy access to I-77 & I-40

**CLARUS**  
PROPERTIES, INC

FOR ADDITIONAL  
INFORMATION  
CONTACT:

GRANT MILLER  
[gmler@clarusproperties.com](mailto:gmler@clarusproperties.com)  
704.409.2364