

LAKE NORMAN REALTY, INC.

**+/- 4,440 sf Flex/Office/WH Space with
roll-up door, plus parking for Lease
1523 Salisbury Rd, Statesville
see Agents for Pricing**

- ◇ 2,726 sf of office space
- ◇ multiple private offices, + sizeable storage area, all recently renovated
- ◇ 1,108 sf of warehouse space adjacent to offices, with roll-up door
- ◇ Additional 607 sf storage area on back side of building
- ◇ Deeded driveway easement on west end of building



Hallway among office spaces.

All information regarding this property was obtained from sources deemed reliable but no warranty or representation express or implied is made of the accuracy thereof, and the properties are subject to prior sale or lease or withdrawal.

1523 Salisbury Rd. office/flex for Lease

Statesville, NC



- Ample parking in rear of building
- 19,000 ave vehicles per day at the site along Salisbury Rd.
- 62,500 ave. vehicles per day at nearby I-77
- Easy access to and from I-77



Side entrance to office area.



Salisbury Rd in front of the property.

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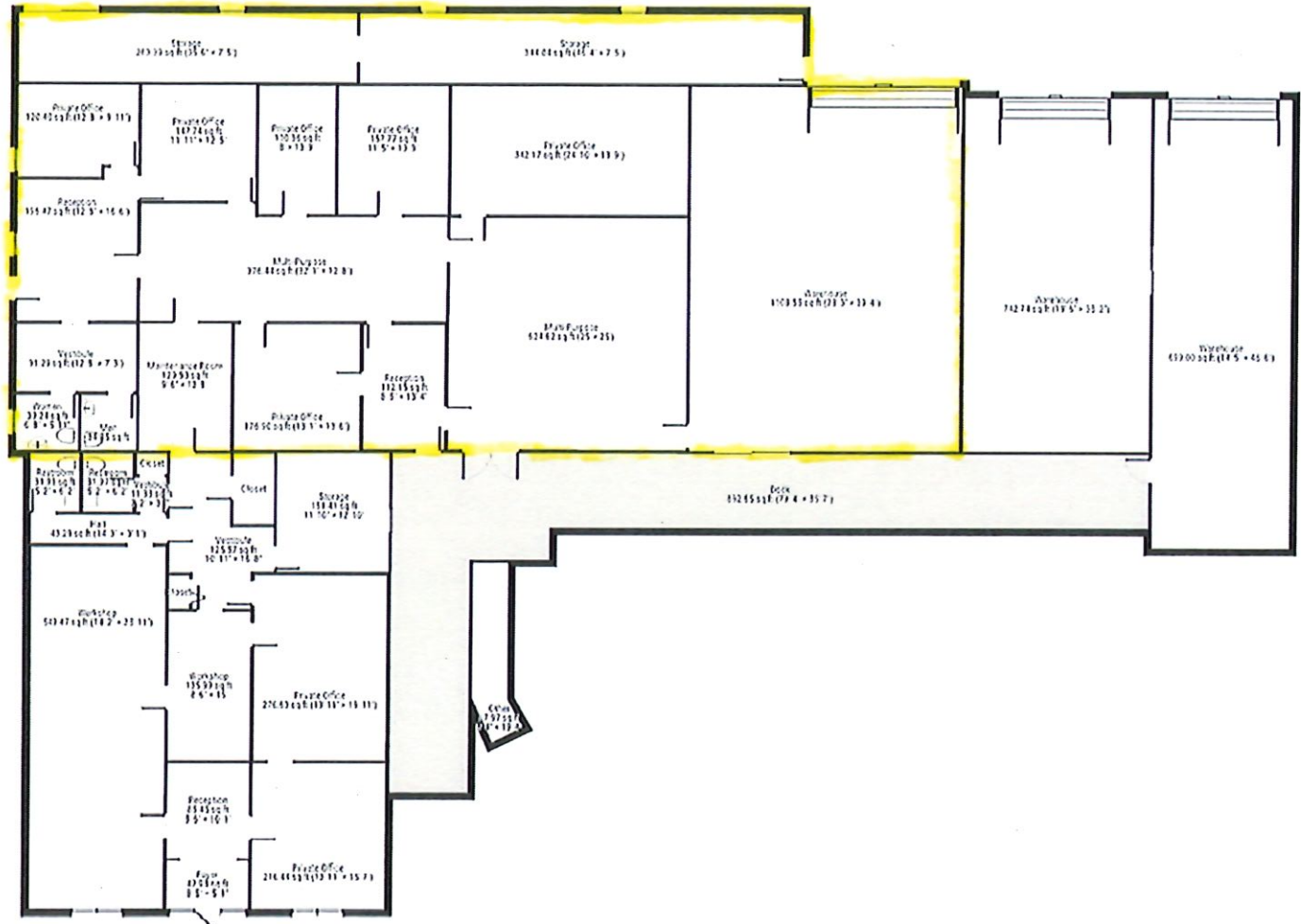
- ◇ Nearly 2/3 of the space is office/conference area, 1/4 is open warehouse/ light industrial with roll-up door.
- ◇ Deeded easement on west end of property provides easy access to rear.
- ◇ Open warehouse space includes roll-up door in rear, dock high door in front.

1523 Salisbury Rd. office/flex space for lease

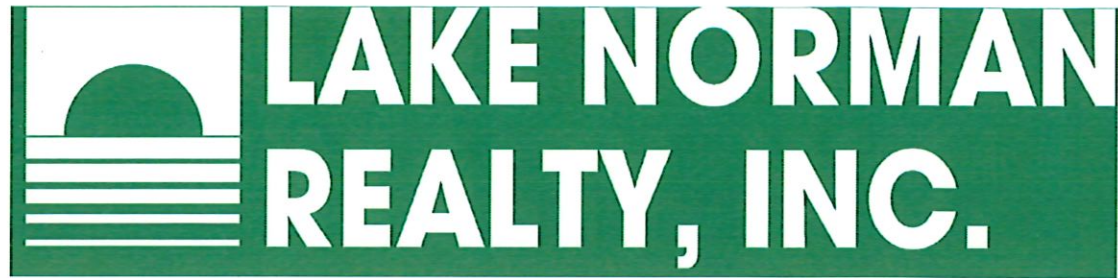
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Space to be leased high-lighted in yellow.



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For more information and for showings, contact:

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