

FOR SALE

1900 Bancroft Street



PRICE: \$1,395,000

SIZE: 36,249+/- sf total
5,783+/- sf office
29,126+/- sf warehouse
1,340+/- sf covered
loading dock (fl.pl.)

ACERAGE: 3.7282+/- acres (survey)

ZONING: I-2

COMMENTS:

- Tax ID 079-102-35
- Year blt. 1987
- Parking 20+/-
- Elec. 480v 3-phase 800a
- Dock Doors 1 DI 4 DH
- Ceiling Ht 22'+
- No Sprinkler
- Roof Ballasted EPDM original
- Floors 6"
- HVAC 3 ton 5 ton
- Expenses Taxes \$ \$13,628.77 (2013), Insurance \$9,200 (Water \$5.88, Sanitary \$9.80 Storm \$174.45 app. Dec '09)
- Overhead compressed air line and process water line
- Fenced
- Time Warner-Piedmont Natural Gas-Char-Meck Utility (CMUD)-Bell South-Duke Power

BERTOLINA

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