

# FOR SALE OR LEASE

## Bldg. 203, Bldg. 211 McKenzie Road



|                       |  |                           |   |
|-----------------------|--|---------------------------|---|
| <b>PRICE: ***</b>     | \$2,100,000 (sale both Bldgs)<br>\$1,245,000 (sale Bldg. 203)<br>\$855,000 (sale Bldg. 211)<br>\$3.75 NNN (lease) Bldg. 211 vacant | <b>SIZE (approx):^</b>    | Bldg. 203 – 19,500 +/- sf total, 2,000+/- office<br>Bldg. 211 – 21,075+/- sf total, 2,000+/- office |
| <b>ZONING:^</b>       | EI (verify Town of Mooresville 704 662 3188)   | <b>CITY:</b>              | Mooresville   |
| <b>COUNTY:</b>        | Iredell  | <b>TAX ID:</b>            | Bldg. 203 - 4668-05-0423.000<br>Bldg. 211 - 4668-05-2498.000  |
| <b>AREA:</b>          | South Iredell Industrial Park  | <b>ROOF:</b>              | Aluminum panel with 4" insulation over steel purlins;<br>Bldg. 203 in 2004 and Bldg. 211 in 1986    |
| <b>ACREAGE:^</b>      | 7.01A Total, Bldg. 203-3.505A,<br>Bldg. 211-3.505A   | <b>FENCING:</b>           | No  |
| <b>YEAR BUILT:</b>    | Bldg. 203-2004; Bldg. 211-1984   | <b>SPRINKLERS:</b>        | Bldg. 203-Wet, Bldg. 211-Water source available   |
| <b>PARKING:</b>       | Ample  | <b>HVAC:+</b>             | Bldgs. have heat pumps for office and natural gas<br>ceiling heaters for factory area               |
| <b>DOCK/DRIVE-IN:</b> | Both Bldgs. have 2 dock doors with levelers<br>and 12' x 14' surface doors   | <b>FLOORS:</b>            | 1   |
| <b>CEILING</b>        | 20'+/- center  | <b>ELECTRICAL:^</b>       | Both Bldgs. 480/240/120, Bldg. 211 Switchboard<br>Distribution                                      |
| <b>EXPENSES:</b>      | Bldg. 203-2013 Taxes \$11,912.76,<br>Insurance \$2,721<br>Bldg. 211-2013 Taxes \$7,342.91,<br>Insurance \$2,891                    | <b>UTILITY PROVIDERS:</b> | Duke Power-Electrical, gas ? water town of<br>Mooresville compound meter can be sprinklered         |
| <b>WATER/SEWER:^</b>  | Town of Mooresville  |                           |   |
| <b>COMMENTS:</b>      | - All measurements +/-   |                           |   |



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