

INDUSTRIAL FOR SALE

4100 Chesapeake Drive



PRICE:	\$1,100,000	SIZE (approx):*	33,450 +/- sf total 5,850 +/- sf office 27,600 +/- sf warehouse
ACREAGE:*	2.317 +/-	ZONING:*	12
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	North	TAX ID:	03909104
YEAR BUILT:	1967	ROOF:	Office 2007 Sunlife elastomeric over built up gravel warranty 2017, warehouse metal patched 2012
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	8 DH, 1 DI	SPRINKLERS:	Yes Dry and Wet (see report)
CEILING HEIGHT:	27' 8" to 32' 5" to deck	FLOORS:	1
WATER/SEWER:	City of Charlotte	HVAC:	no information available
UTILITY PROVIDERS:	Piedmont Natural Gas, Duke Energy	ELECTRICAL:	2 services, 120/208 and 480/277 3 phase (buyer verify)
COMMENTS:	-		



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*Mecklenburg County Tax Records

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.