FOR SALE or LEASE 2004 Bancroft Street



ACREAGE: **

PRICE: For Sale \$1,695,000

For Lease \$3.25 nnn

SIZE: *

32,999 sf 3,047 sf office

2.62 acres

ZONING: 12

COMMENTS: - Year Built 1986

- 2 DH 3 DI

- Ceiling Ht 18' under roof beam
- Parking 20+/-
- Sprinklered
- Elec. 300 amp 3 phase 120/208 4 wire (in warehouse)
- 200 amp 3 phase 120/208 4 wire (in warehouse)
- 70 amp 3 phase 120/208 4 wire (in office)
- Tax Parcel # 079-10-232
- Roof standing seam metal hidden fasteners 1986
- Floors Warehouse 5", Office 4"
- HVAC 2 3 ton split system
- Expenses Taxes \$12,000 year, Insurance \$1,600 year, Water and Sewer \$200 month
- French drain has been installed on the north side of the
- Income producing cell tower on the property



Ian J. Bertolina Bertolina Commercial Real Estate Services, Inc. 1850 East Third I St., Suite 310 Charlotte, North Carolina 28204 (704) 333-9881

www.BertolinaCRESI.com IB@BertolinaCRESI.com

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.