

OFFICE FLEX FOR SALE

1014 Industrial Drive



PRICE:	\$450,000	SIZE (approx):	6,912 +/- sf total 2,700+/- sf office
ACREAGE:	.81+/-	ZONING:	I1
COUNTY:	Mecklenburg	CITY:	Matthews
AREA:	Crown Point/Matthews	TAX ID:	19321202
YEAR BUILT:	1967	ROOF:	-
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	1 (box truck height)	SPRINKLERS:	No
CEILING HEIGHT:	12'-13' +/- wsh, 10' +/- other	FLOORS:	1
COLUMN SPACING:	-	HVAC:	-
EXPENSES:	-	ELECTRICAL:	Duke Energy
COMMENTS:	- Part of warehouse air conditioned - Radiant baseboard heat in office - Sonitrol--security system monitored fire and police		UTILITY PROVIDERS: Phone service-Windstream Gas-Piedmont Natural Gas for water heater and radiant heat Water-Mecklenburg County Sewer-Septic



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

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