

INDUSTRIAL FOR SALE

2220 Thrift Road



PRICE:	\$930,000	SIZE (approx):	total – 18,900 +/- sf*
ZONING:	I2		office/retail – 6,200+/- sf**
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Central	TAX ID:	07104105
ACERAGE:*	.972	ROOF:	See website attachment
YEAR BUILT:	1960	FENCING:	Yes
PARKING:	33 +/-	SPRINKLERS:	No
DOCK/DRIVE-IN:	2 DI 1 DH	FLOORS:	1
CEILING HEIGHT:	22' +/- to deck	HVAC:	2 1994 Carrier Gas Packs (Call GSM 704 771 1050 for details)
EXPENSES:	2012 Taxes \$ \$4,028.19, Insurance \$2,300	ELECTRICAL:	208y/120 3 phase, 4 wire 120 volts with demand (from Duke Power buyer verify)
WATER/SEWER:	City of Charlotte		
UTILITY PROVIDERS:	Duke Energy/Piedmont Natural Gas		

B E R T O L I N A

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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.

*Survey
 **Building Plan