

FOR SALE or LEASE

4420 North Graham Street



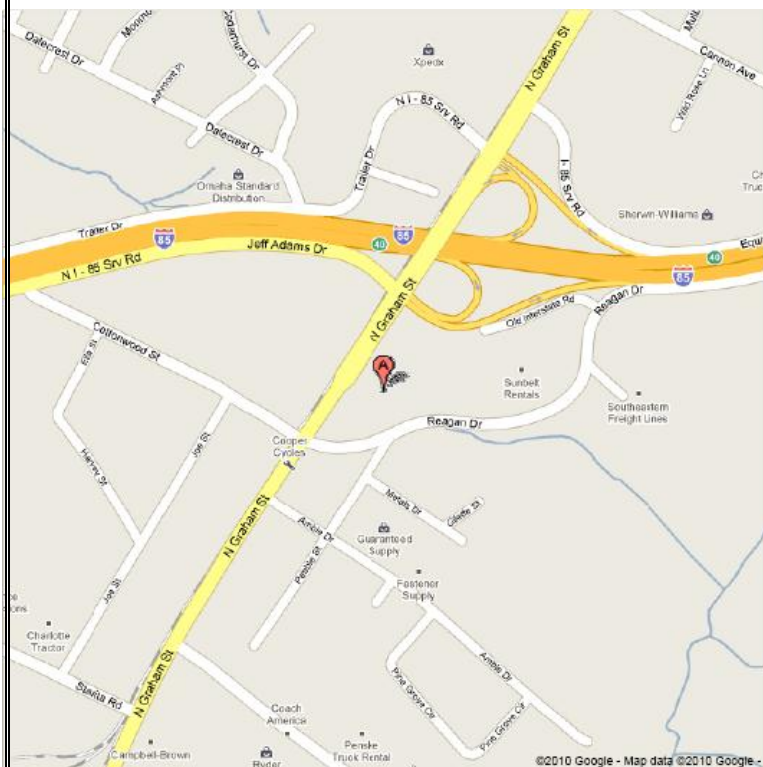
PRICE: For Sale \$3,200,000
For Lease \$18,000/mth
\$5.00 psf nnn

SIZE:* 43,519 +/- total sf
(1) 35,863 +/- sf
(2) 1,600 +/- sf
(3) 1,856 +/- sf
(4) 4,200 +/- sf

ACREAGE:* 6.26 acres **ZONING:** I2

COMMENTS:

- Tar Heel Truck Facility
- Year Built 1965-1999
- 15 bays (1 paint booth) in largest building; 2 drive in doors and 6 bays in RV repair building; 2 bays in another small building
- Ceiling 16'10" to 18'4" (plans)
- Parking 100+/-
- Elec. **
2029523683 120/240 single phase
2143709619 120/240 single phase
1223348176 120/240 single phase
1803446574 4 wire, 3 phase 120/277
- Tax Parcel # 08708108
- Roof installed 9-95, warranty until 2015, rubber fastened black point .45 gauge
- Expenses 2011 taxes \$30,454.96
- Body shop, RV garage, Trim shop, Major rebuild shop (2 two ton cranes), Paint booth, Paint mixing room, Air lines (no compressor), Oil water separator, Dynamometer cooling tank, Water/Sewer 24" on Tryon, 8" on Orr



B E R T O L I N A

commercial real estate services inc.

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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.

* Meck. County tax records (1-4 are different buildings)

** Duke power



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