

INDUSTRIAL FOR SALE

1004, 1118 W Craighead Road



PRICE:	\$950,000	SIZE (approx):*	33,040 +/- sf total 20,040 +/- sf 13,000 +/- sf 2,500 +/- sf office
ACERAGE:*	1.82 acres-08704114 3.97 acres -08704110	ZONING:	I2
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Central Zone 1	TAX ID:	08704110 & 08704114
YEAR BUILT:	1981 & 1990	ROOF:	-
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	-Right side 1 DI (oversized) 1 DH (low dock) -Left side 3 DI (oversized)	SPRINKLERS:	No
CEILING HEIGHT:	32' +/- to deck	FLOORS:	1118 W Craighead Road office 2 stories
COLUMN SPACING:	-	HVAC:	-
EXPENSES:	Taxes 2012 1004 \$3,874.43, 1118 \$10,713.71	ELECTRICAL:	2 meters: 1st = 408Y/277, 3 phase 4 wire, 2nd= Single Phase 122-40
WATER/SEWER: (buyer verify)	Insurance - -1004 W Craighead: Water 1 in, Sewer too old, no info - -1118 W Craighead: Water 1 in, Sewer - 4 in	UTILITY PROVIDERS:	Duke Energy / Piedmont Natural Gas/City of Charlotte
COMMENTS:	- Cranes 2 five ton, 2 ten ton - Phase I Environmental see website		



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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.