

**Office Flex Single Tenant Net Lease Investment Sale
5100 Old Pineville Road, 624 & 618 Rountree Road**



PRICE:	\$2,424,000 (NOI \$181,800)	SIZE (approx): *	17,200 +/- sf Total 9,800+/- sf 5100 Old Pineville 3,800+/- sf 624 Rountree 3,600+/-sf 618 Rountree (under construction)
ACREAGE:	1.5+/-	ZONING:	I2
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	16907206, 16907207, 16907208
YEAR BUILT:	2009-5100, 2008-624, 618 under construction	ROOF:	5100 roof original
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	1 DH/1 DI	SPRINKLERS:	No
CEILING HEIGHT:	17'-22' +/-	FLOORS:	1
COLUMN SPACING:	-	HVAC:	Replaced 2014
EXPENSES:	-	ELECTRICAL:	3 phase, 400 amps, 208 volts (buyer verify)
COMMENTS:	-612 & 618 have been combined into one lot -5100 80% office, 624 100% warehouse, 618 100% office - Environmental see website - Excellent credit with long term lease (ten years +) *tax records	UTILITY PROVIDERS:	-Water/Sewer – Charlotte -Power – Duke -Gas – Piedmont Natural Gas



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