

INDUSTRIAL FOR SALE

1408 Center Park Drive



PRICE:	\$621,000	SIZE (approx):**	<i>total</i>	9,000 +/- sf
ACERAGE:*	1.13 +/-		<i>office</i>	1,689 +/- sf
ZONING:****	I2 (CD)		<i>warehouse</i>	7,311 +/- sf
COUNTY:	Mecklenburg	CITY:	Charlotte	
AREA:	Southwest	TAX ID:		
YEAR BUILT:	2003	ROOF:	45 mil EPDM Ballasted Single Ply Membrane 2.1" insulation	
PARKING:	19	FENCING:	No	
DOCK/DRIVE-IN:	1 DH, 1 DI	SPRINKLERS:	Yes	
CEILING HEIGHT:***	18" 8' to joist	ELECTRICAL:	208Y/120/3 Phase 400 Amps 2 120 volts with a demand meter from Duke Power (buyer verify)	
EXPENSES:	2010 real estate taxes \$6,868	UTILITY PROVIDERS:	Duke Power, Piedmont Natural Gas	
WATER/SEWER:	City of Charlotte			



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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.

*Building Plan (app b)

** Building Plan (app a)

***Elevation Plan

**** Call 704 432 4392 (zoning office) for conditional zoning questions