

# INDUSTRIAL FOR SALE

## 8000 Arrowridge Blvd



<b>PRICE:</b>	\$1,900,000	<b>SIZE (approx):</b> (plans)	20,347 +/- sf total 2,500+/- sf office 5,000+/-sf showroom 12,000+/-sf wsh 11 (buyer verify)
<b>ACREAGE: (plans)</b>	1.81+/-	<b>CITY/COUNTY RECORDS REFLECT ZONING AS:</b>	
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Southwest	<b>TAX ID:</b>	20303129
<b>YEAR BUILT:</b>	1995	<b>ROOF:</b>	Original
<b>PARKING:</b>	Ample	<b>FENCING:</b>	No
<b>DOCK/DRIVE-IN:</b>	5 DH	<b>SPRINKLERS:</b>	Yes
<b>CEILING HEIGHT:</b>	Showroom 16' to joist (plans) Warehouse 18' to joist (plans)	<b>FLOORS:</b>	1
<b>UTILITY PROVIDERS:</b>	-Electric/gas Duke Energy -Water/sewer City of Charlotte	<b>HVAC:</b>	1 Trane 12 ton (original), 1 Trane 7.5 ton (replaced 2015), 1 York 3 ton (original)
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>- Billboard lease call for details</li> <li>- 1991 environmental report available upon request.</li> <li>- Park covenants see website</li> <li>- Seller will need a leaseback period for the showroom and one dock, terms negotiable</li> <li>- Break room ceiling, hot water heater replaced 2016, AC drain leak repaired</li> <li>- City maintained roads and city water/sewer</li> </ul>	<b>ELECTRICAL:</b>	3 phase – 4 wire 208y/120 (from Duke Power buyer verify)



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**B E R T O L I N A**

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