

# INDUSTRIAL FOR SALE

## 182 Raceway Drive



<b>PRICE:</b>	\$1,500,000	<b>SIZE (approx):</b> <^	23,780 +/- sf total 20,400+/- sf 1 <sup>st</sup> floor 3,360+/- sf 2 <sup>nd</sup> floor 13,680+/- sf Unit #1 6,720+/-sf Unit #2
<b>ACREAGE:</b> ^~	1.78+/-	<b>ZONING:</b> ^~	GI
<b>COUNTY:</b>	Iredell	<b>CITY:</b>	Mooresville
<b>AREA:</b>	South Iredell	<b>TAX ID:</b>	4647-44-3204.000
<b>YEAR BUILT:</b>	2000	<b>ROOF:</b> +	-
<b>PARKING:</b>	Ample	<b>FENCING:</b>	Yes
<b>DOCK/DRIVE-IN:</b>	5 DI	<b>SPRINKLERS:</b>	Yes
<b>CEILING HEIGHT:</b>	24' +/- building height	<b>FLOORS:</b>	2
<b>COLUMN SPACING:</b>	-	<b>HVAC:</b> ^	7 roof top units
<b>EXPENSES:</b>	- Taxes \$21,000 - Insurance \$2,500	<b>ELECTRICAL:</b> ^<	400 Amps, 120/208v, 3 Phase Service, 4 wire
<b>WATER/SEWER:</b> ^	City of Mooresville	<b>UTILITY PROVIDERS:</b>	Duke Power - Electrical PSNC - Gas
<b>COMMENTS:</b>	- No right of way easement between buildings - Can be delivered vacant or with tenant		



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 We have no reason to doubt its accuracy, but we do not guarantee it.

