

# INDUSTRIAL FOR SALE

## 5520 Cannon Drive



<b>PRICE:</b>	\$825,900	<b>TAX RECORDS REFLECT HEATED SQUARE FOOTAGE AS:</b>	12,240 +/- sf
<b>TAX RECORDS REFLECT ACREAGE AS:</b>	.77+/-	<b>CITY/COUNTY RECORDS REFLECT ZONING AS:</b>	RBD (Regional Business District)
<b>COUNTY:</b>	Union	<b>CITY:</b>	Monroe
<b>AREA:</b>	Indian Trail	<b>TAX ID:</b>	07069191
<b>YEAR BUILT:</b>	1997	<b>ROOF:</b>	Metal-screw down type
<b>PARKING:</b>	Ample	<b>FENCING:</b>	No
<b>DOCK/DRIVE-IN:</b>	4 DH	<b>SPRINKLERS:</b>	No
<b>CEILING HEIGHT:</b>	20' to deck	<b>FLOORS:</b>	2
<b>ELECTRICAL:</b>	3 phase 120/208v, 2.5amps (buyer verify with Union Electric Coop)	<b>HVAC:</b>	Varies original to 2008, Electric A/C HEAT-Nat. Gas - Piedmont Nat. Gas
<b>EXPENSES:</b>	Can be provided	<b>COLUMN SPACING:</b>	-
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>- Three units leased</li> <li>- Ideal for owner occupant looking for income or investor</li> <li>- Sardis Church Business Park, 74 Business Park</li> <li>- Located in Indian Trail with Monroe mailing address</li> <li>- Environmental report not available</li> <li>- No association fees</li> <li>- No building plans available</li> <li>- All units wired for Spectrum Cable</li> <li>- Union County water and sewer</li> <li>- NCDOT maintained road</li> </ul>		



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