

INDUSTRIAL FOR SALE

5521 Cannon Drive



PRICE:	\$997,500	TAX RECORDS REFLECT HEATED SQUARE FOOTAGE AS:	13,430+/- sf total gross area
COLUMN SPACING:	-	CITY/COUNTY RECORDS REFLECT ZONING AS:	RBD (Regional Business District)
TAX RECORDS REFLECT ACREAGE AS:	2.99+/- (includes both lots)	CITY:	Monroe
COUNTY:	Union	TAX ID:	k7069192 & n7069192
AREA:	Indian Trail	ROOF:	Metal – screw down type
YEAR BUILT:	2003	FENCING:	No
PARKING:	Ample	SPRINKLERS:	No
DOCK/DRIVE-IN:	4 DH	FLOORS:	2
CEILING HEIGHT:	18' to deck (plans)	HVAC:	Varies 2002 to 2012, Electric A/C HEAT- Nat. Gas - Piedmont Nat. Gas
ELECTRICAL:	3 phase 120/208v, 2.5amps (buyer verify with Union Electric Coop), 440 in Unit 102.	EXPENSES:	Can be provided
COMMENTS:	<ul style="list-style-type: none"> - Ideal for owner occupant looking for income or investor - Sardis Church Business Park, 74 Business Park - Located in Indian Trail with Monroe mailing address - Environmental report not available - Expenses can be provided - No association fees - Full set of plans available upon request - All units wired with Spectrum Cable - Union County water and sewer - NCDOT maintained road - Two units leased 		

*plans



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