

INDUSTRIAL FOR SALE

9524 Hebron Commerce Drive



PRICE:	\$669,000	SIZE (approx):^	9,813 +/- sf total 4,893 +/- sf warehouse 4,920 +/- sf office
ACREAGE:^	Less than 1 acre	ZONING:	I2
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	205-15-121
YEAR BUILT:	1992	ROOF:	Built up original (2012 repairs made)
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	1 DI	SPRINKLERS:	No
CEILING HEIGHT:	22'+/- to deck	FLOORS:	1
COLUMN SPACING:	-	HVAC:+	-5 or 7.5 (buyer confirm) ton package unit on roof Trane -5 ton package unit on ground Goodman -2-2.5 ton split systems for the offices Trane
EXPENSES:	-2012 taxes \$6,672.53 -Insurance +	ELECTRICAL:^	208Y/120, 3 phase
WATER/SEWER:^	-Water - 8 in -Sewer - 8 in	UTILITY PROVIDERS:	Duke Energy / Piedmont Natural Gas
COMMENTS:	-Phase I+ -Hebron Commerce Center -Air conditioned warehouse -No park association fees		



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Information contained herein has been obtained from the owner of the property or from other sources we deem reliable.

