

**FOR SALE**  
**3311 Griffith Street**



**PRICE:** \$879,900                      **SIZE:\*** 16,835+/- sf\*

**ACREAGE:** .775+/-                      **ZONING:** I-2

**COMMENTS:**

- Year blt. 1956-82
- 2 DH
- Ceiling 17+/-'-25'+/-
- Parking 13
- Roof modified Bitumem retrofit over existing roof
- Elec. 480/220 3 phase 2,000 amps
- HVAC 2 Rhems 1999 1 3ton 1 unknown,  
1 Lennox 1992 100% furnace, 1 Bryant 1980 ish 2 ton

**Ian J. Bertolina**  
**Bertolina Commercial Real Estate Services, Inc.**  
**1850 East Third Street, Suite 310**  
**Charlotte, North Carolina 28208**  
**(704) 333-9881**  
[www.BertolinaCRESI.com](http://www.BertolinaCRESI.com)  
[IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.

\* Survey