

FOR SALE or FOR LEASE

5046 Old Pineville Road



PRICE: \$1,250,000 (sale)
\$2.95/nnn (lease)

SIZE: 72,356 sf total (Meck. County tax records)
70,802 sf heated

ACERAGE: 4.5+/- (Meck. County tax records)

ZONING: I-2

COMMENTS:

- Tax ID: # 169-075-07 / # 169-071-06
- Year blt: 1953-55-85
- Parking: 25+/-
- Elec.: Meter 1 ending in 2554 120/240 single phase 400 amp
Meter 2 ending in 6055 240/delta 3 phase 600 amp
Meter 3 ending in 4806 240y/227 3 phase 800 amp?
Meter 4 ending in 3869 240y/227 3 phase 1200 amp
- Dock Doors: 2 DI 7 DH
- Ceiling Ht: 15'- 22'+/-
- Fenced
- Roof- metal built up gravel, built up cap sheet, age 8-30 years; part of office space TPO (thermal plastic membrane) 2010, rest of building mix of metal, built up, tar & gravel and 1 cap sheet
- Floors ?
- Sprinklered
- Expenses: Taxes \$22,000+/- 2009 Insurance \$3,471 app. yearly Water \$1,988 / mth app. avg. 2009 Sewer \$3,664 / mth app. avg. 2009;
- Piedmont Natural Gas-Char-Meck Utility (CMUD)-Duke Power

B E R T O L I N A

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