

# INDUSTRIAL FOR SALE

## TRUCK TERMINAL

### 6725 Brookshire Blvd



<b>PRICE:</b>	\$1,750,000 (sale)	<b>SIZE (approx):*</b>	26,810 +/- sf total 24,090 +/- sf heated 2,600 +/- sf office
<b>ACERAGE:*</b>	15.8	<b>front bldg:</b>	16,810 +/- sf total 14,090 +/- sf heated
<b>COUNTY:</b>	Mecklenburg	<b>rear bldg:</b>	10,000 +/- sf total 10,000 +/- sf heated
<b>CITY:</b>	Charlotte	<b>ZONING:</b>	I2
<b>AREA:</b>	zone 5 Northwest	<b>TAX ID:</b>	03521115
<b>YEAR BUILT:</b>	1959 & 2001	<b>ROOF:</b>	<i>no information available</i>
<b>PARKING:</b>	ample	<b>FENCING:</b>	yes (partial)
<b>DOCK/DRIVE-IN:</b>	24 DH-front bldg 2 DI-front bldg shop 3 DI-rear bldg	<b>CEILING HEIGHT:</b>	11'9" +/- to deck-front bldg 15'8" +/- shop front bldg. 23'7" +/- rear bldg. (center of roof)
<b>SPRINKLERS:</b>	no	<b>FLOORS:</b>	1
<b>HVAC:</b>	<i>no information available</i>	<b>ELECTRICAL/SEWER:</b>	- power 2 meters, both are the same: 208Y/120, 3 phase 4 wire
<b>EXPENSES:</b>	2012 taxes \$15,672.84; insurance \$2,707	<b>UTILITY PROVIDERS:</b>	Duke Energy/Piedmont Natural Gas
<b>WATER/SEWER:</b>	water 1 in; sewer 4 in City of Charlotte		
<b>COMMENTS:</b>	(buyer verify) - The following reports can be provided upon request: DOT site assessment for Crowder Site, Tank Closure and UST Compliance Notes - No Phase I available		



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