

# INDUSTRIAL FOR SALE

## 122 & 128 Knob Hill Road



|                        |                                                                                                                                                                                                                                                  |                                               |                                                                                         |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>PRICE:</b>          | \$2,600,000                                                                                                                                                                                                                                      | <b>SIZE (approx.):</b>                        | 34,696+/-sf (total)<br>122-27,446+/-sf (2,660+/-sf office)<br>128 - 7,250+/-sf (survey) |
| <b>ACREAGE:</b>        | 2.604+/- (survey)                                                                                                                                                                                                                                | <b>CITY/COUNTY RECORDS REFLECT ZONING AS:</b> | Hybrid Industrial (HI) (buyer verify)                                                   |
| <b>COUNTY:</b>         | Iredell                                                                                                                                                                                                                                          | <b>CITY:</b>                                  | Mooresville                                                                             |
| <b>AREA:</b>           | Iredell County                                                                                                                                                                                                                                   | <b>TAX ID:</b>                                | 4647-55-6386.000 Lots 3 & 4                                                             |
| <b>YEAR BUILT:</b>     | 122-1989, 128-1994                                                                                                                                                                                                                               | <b>ROOF:</b>                                  | Standing Seam Commercial Metal Age Varies. 1989 to 1998                                 |
| <b>PARKING:</b>        | 70+/- stripped spaces                                                                                                                                                                                                                            | <b>FENCING:</b>                               | Yes                                                                                     |
| <b>DOCK/DRIVE-IN:</b>  | 122-5 DI, 12-2 DI                                                                                                                                                                                                                                | <b>SPRINKLERS:</b>                            | No                                                                                      |
| <b>CEILING HEIGHT:</b> | 122-21'+/- to 18 +/-<br>128-15'+/- to 14'+/-                                                                                                                                                                                                     | <b>FLOORS:</b>                                | 1                                                                                       |
| <b>ENVIRONMENTAL:</b>  | None Available                                                                                                                                                                                                                                   | <b>HVAC:</b>                                  | STR mechanical, all heat exchangers replaced in 2016, all functioning heat and AC       |
| <b>EXPENSES:</b>       | Taxes 2015 \$27,990                                                                                                                                                                                                                              | <b>ELECTRICAL:</b>                            | 3 phase-208/120<br>(from Duke Power buyer verify)                                       |
| <b>WATER/SEWER:</b>    | Town/City serviced                                                                                                                                                                                                                               | <b>UTILITY PROVIDERS:</b>                     | Duke-Electrical, PSNC-Gas                                                               |
| <b>COMMENTS:</b>       | <ul style="list-style-type: none"> <li>- Owners Association Dues \$651.25</li> <li>- Both buildings 100% AC</li> <li>- Knob Hill Road City maintained</li> <li>- Paint booths, air compressors and all mezzanines stay with building.</li> </ul> |                                               |                                                                                         |



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