

Sale Leaseback Office Flex Single Tenant Net Lease Investment

3250-3238 Green Park Circle



PRICE:	\$1,175,000 (\$90,000 NOI)	SQUARE FOOTAGE:	7,900 +/- sf total (seller measurement) 4,750+/- sf office
TAX RECORDS REFLECT ACREAGE AS:	2.18 +/- (3 parcels)	ZONING:	BP-CD (conditional use office warehouse see attachment)
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	14106132, 145, 131
YEAR BUILT:	1994	ROOF:	Ballasted EPDM original
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	1DH	SPRINKLERS:	No
CEILING HEIGHT:	18' to deck	FLOORS:	1
EXPENSES:	-Real Estate Taxes \$11,024.24 -Repairs and maintenance \$17,530.33 (2016) (over 15k of this for new glass in the building) - Landscaping \$250.00 - Gas & Heat \$2449.56 - Electric \$12,928.00 - Water & Sewer \$1,318.29	HVAC:	3 systems 1- Trane 4 ton split system 1993/2007, 1- 4 ton American Standard gas pack 2014 , 1- 4 ton American Standard split system 2014. Maintenance agreement in place (\$953 + yr)



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- Insurance part of umbrella policy
that covers 18 locations

ENVIRONMENTAL: See summary on website (full report
available upon request)

COMMENTS: -Coffee Creek Business Park
-Ronco Specialized Systems
www.roncospecialized.com, 50 + year
old company, will sign three year lease
with renewal options

ELECTRICAL 3 phase – 240/120
from Duke Energy:

UTILITY PROVIDERS: Water/Sewer City of Charlotte,
Power - Duke Energy, Gas Piedmont
Natural Gas



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