

WAREHOUSE FOR SALE

4233 Trailer Drive



PRICE:	\$1,200,000	SIZE: (app from plan buyer verify)	18,018 +/- sf total 4,420+/- sf office 13,598+/-sf warehouse
TAX RECORDS REFLECT ACREAGE AS:	5.75+/-	ZONING:	I-1 & I-2
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Northeast	TAX ID:	04505507
YEAR BUILT:	1967	ROOF:	Original gravel surfaced built up membrane over rigid insulation on a gypsum plank roof deck (2007 quote available upon request)
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	4 DH	SPRINKLERS:	No
CEILING HEIGHT:	14'11" - 16' +/- to deck	FLOORS:	1
ENVIRONMENTAL:	Full report available upon request	HVAC:	Two carrier split systems. One 5 ton carrier condensing unit app. 20 years old. Two 5 ton condensing 9 years old. Also, a 5 ton gas pack rooftop 1995.
UTILITY PROVIDERS:	Water/Sewer City of Charlotte, Power - Duke Energy, Gas- Piedmont Natural Gas	ELECTRICAL:	208y 120 from Duke Energy



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