

OFFICE/WAREHOUSE FOR SALE

4407 & 4429 South Blvd.



PRICE:	\$2,995,000	SIZE (approx./building plans):	Total: 25,120 +/- sf
CITY/COUNTY REFLECTS ZONING AS:	I-2		Bldg. A: 19,720 +/- sf
SURVEY REFLECTS ACREAGE AS:	1.9058+/-		6,544 +/-sf office
			Bldg. B: 5,400 +/- sf (no office)
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	14906115
YEAR BUILT:	Bldg. A: 1968, Bldg. B: 1978	ROOF:	Bldg. A: Replaced 2000. No further information available
			Bldg. B: Original
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	Bldg A: 3, 1 pickup truck high, 2 dock high (1 with ramp) Bldg B: 2, 1 DH, 1 DI	CEILING HEIGHT:	Bldg A: 14 ½' to deck (see cross section plan) Building B: 16 ½' to deck (buyer verify)
SPRINKLERS:	No	FLOORS:	1
ELECTRICAL:	see page 2	HVAC:	see page 2
UTILITY PROVIDERS:	Water/Sewer City of Charlotte, Power - Duke Energy, Gas- Piedmont Natural Gas		

COMMENTS: - South Blvd city maintained (see website attachment)
 - Seller will need a short leaseback (term negotiable) after closing
 - Summary on website. Full environmental reports can be provided.



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HVAC:

Front left Building for office heating & cooling - TRANE 12 TON UNIT(GAS PACK)
Approximately 15 –18 years old
Front right building for office heating - TRANE 6 TON UNIT(GAS PACK)
Original to building – heat only
Front right building for office cooling - CARRIER WEATHERMAN 4 TON A/C
Approximately 15-18 years old
Front right building – show room are (we use as warehouse) (2) TRANE 3 TON
Approximately 10 years old **CURRENTLY NOT USED**

ELECTRICAL:

(total amps from building
owner)

Front Left Building - 400 AMP 208/3/60V SERVICE
Front Right Side - 400AMP 208/3/60V SERVICE
Back Building (Normal) - 208/3/60V SERVICE
Back Building Test Stand (On time of day meter) 500AMP 460/3/60V SERVICE
SERVICE

WAREHOUSE HEATERS:

Front left warehouse (4) GAS HEATER BTU Ratings to follow
Front right warehouse (4) GAS HEATER
Back Building (4) GAS HEATERS



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