OFFICE/WAREHOUSE FOR SALE 4407 & 4429 South Blvd.



PRICE: CITY/COUNTY REFLECTS ZONING AS: SURVEY REFLECTS	\$2,995,000 I-2	SIZE (approx./building plans):	Total: 25,120 +/- sf Bldg. A: 19,720 +/- sf 6,544+/-sf office		
ACREAGE AS:	1.9058+/-		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 ¹ / ₂ ' to deck (see cross section plan) Building B: 16 ¹ / ₂ ' 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.



commercial real estate services inc.

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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 Al Front Right Side - 400AMP Back Building (Normal) - 20 Back Building Test Stand (C SERVICE	208/3/60V SERVICH 08/3/60V SERVICE	
WAREHOUSE HEATERS:	Front left warehouse Front right warehouse Back Building	(4) GAS HEATER (4) GAS HEATER (4) GAS HEATERS	BTU Ratings to follow



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