

INDUSTRIAL FOR SALE

9233 Forsyth Park Drive



PRICE:	\$1,475,000	TAX RECORDS REFLECT SQUARE FOOTAGE AS:	16,155+/- sf total 5,570 +/- sf office app.
TAX RECORDS REFLECT ACREAGE AS:	2.15+/-	CITY:	Charlotte
AREA:	Southwest	COUNTY:	Mecklenburg
HVAC:	3 units, 1 roof top (no information available)	ZONING:	Dual zoning. Front portion I-1, rear portion 1/4+/- R-3 (single family)
ENVIRONMENTAL:	<i>no information available</i>	TAX ID:	20131110
YEAR BUILT:	1987	ROOF:	<i>no information available</i>
PARKING:	Ample	FENCING:	Portion of the property fenced
DOCK/DRIVE-IN:	3 DH (2 with ramps)	SPRINKLERS:	No
CEILING HEIGHT:	App. 19'6" to 18'9" (to deck)	FLOORS:	1
ELECTRICAL:	From Duke Energy to the building: 2 accounts, 1 480y/277, the other 208y/120, both 3 phase	UTILITY PROVIDERS:	Water/Sewer City of Charlotte, Power - Duke Energy, Gas- Piedmont Natural Gas
COMMENTS:	<ul style="list-style-type: none">- No survey available- Building plans not available, see website office floor plan- Westinghouse Blvd. State maintained, Forsyth Park Drive City maintained		



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