

INDUSTRIAL FOR SALE

1800 Cross Beam Drive



PRICE:	\$1,800,000	BUILDING PLAN REFLECTS SIZE AS:	18,875 +/- sf total 7,453+/- sf office (see site dimension plan)
SITE PLAN REFLECTS ACREAGE AS:	2.75+/-		
COUNTY:	Mecklenburg	ZONING:	B-D (CD) Distributive Business Conditional District
AREA:	Airport		
YEAR BUILT:	1989	CITY:	Charlotte
PARKING:	31 spaces	TAX ID:	14130212
DOCK/DRIVE-IN:	1 DH (10x10)	ROOF:	Roof replaced 2013
CEILING HEIGHT:	App. 14' + (to deck)	FENCING:	No
ROADS:	City maintained, see website attachment	SPRINKLERS:	Yes
		FLOORS:	1
ENVIRONMENTAL:	Summary on website, full report available	HVAC:	4, 10 to 12 year old units app. 6.5 tons each, one nonfunctional unit app, 12.5 tons services conditioned showroom



Ian J. Bertolina
Bertolina Commercial Real Estate Services, Inc.
1850 East Third St., Suite 310
Charlotte, North Carolina 28204
(704) 333-9881
www.BertolinaCRESL.com
IB@BertolinaCRESL.com

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.

UTILITY PROVIDERS:

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

ELECTRICAL:

From Duke Energy to the building:
208y/120 and 3 phase

EXPENSES:

(approximate)

Taxes (\$17,000/yr)
Landscaping (\$600/mth)
Electric/water/sewer (\$900-
1,000/mth)

COMMENTS:

- Coffey Creek Business Park
- Seller does not have a survey or park covenants
- Building plans are available upon request
- Floor thickness 4" accept for 5" in open, secured warehouse and showroom (see notes floor plan 2)
- Construction close out documents available upon request
- Warehouse showroom conditioned



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