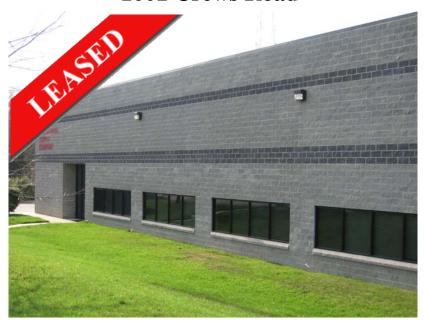
OFFICE WAREHOUSE FOR LEASE 1001 Crews Road



ZONING:

CITY:

TAX ID:

FENCING:

FLOORS:

HVAC:

SPRINKLERS:

ELECTRICAL:

ROOF:

PRICE: \$8.00 psf nnn **SIZE** (approx): 28.750 +/-sf.

ACREAGE: 2.97+/-

COUNTY: Mecklenburg

AREA: Southeast (Town of Matthews)

YEAR BUILT: 1999
PARKING: Ample

DOCK/DRIVE-IN: 3 DH, I DI **CEILING HEIGHT:** 22'+/- warehouse, 23' building

EXPENSES:

UTILITY PROVIDERS: Water/Sewer City of Charlotte,

Power - Duke Energy,

Gas- Piedmont Natural Gas

App. Averages

Taxes: 2018 \$16,926, Insurance:

\$1,200/yr, Duke Energy: December

2018 \$1,199, Water: n/a, Sewer: n/a, Storm water: \$116.00/mo,

landscaping \$175/mo

COMMENTS: - No environmental problems landlord is aware of

- Office includes city counter

- Roads maintained by Town of Matthews

28,750 +/-sf, 8,575+/-sf office (plan)

App. 2,600+/-sf city counter included in office space

I1 CD Matthews 19324113

Yes No

1 with warehouse mezzanine

1999 9 Trane split systems Maintenance \$125/mth

208 volts, 3-Phase with 600-amp service (from building owner)



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