

# OFFICE WAREHOUSE FOR LEASE

## 1001 Crews Road



<b>PRICE:</b>	\$8.00 psf nnn	<b>SIZE (approx):</b>	28,750 +/-sf, 8,575+/-sf office (plan)
<b>ACREAGE:</b>	2.97+/-		App. 2,600+/-sf city counter included in office space
<b>COUNTY:</b>	Mecklenburg		
<b>AREA:</b>	Southeast (Town of Matthews)	<b>ZONING:</b>	I1 CD
<b>YEAR BUILT:</b>	1999	<b>CITY:</b>	Matthews
<b>PARKING:</b>	Ample	<b>TAX ID:</b>	19324113
<b>DOCK/DRIVE-IN:</b>	3 DH, 1 DI	<b>ROOF:</b>	-
<b>CEILING HEIGHT:</b>	22' +/- warehouse, 23' building	<b>FENCING:</b>	Yes
<b>UTILITY PROVIDERS:</b>	Water/Sewer City of Charlotte, Power - Duke Energy, Gas- Piedmont Natural Gas	<b>SPRINKLERS:</b>	No
<b>EXPENSES:</b>	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	<b>FLOORS:</b>	1 with warehouse mezzanine
		<b>HVAC:</b>	1999 9 Trane split systems Maintenance \$125/mth
		<b>ELECTRICAL:</b>	208 volts, 3-Phase with 600-amp service (from building owner)
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>- No environmental problems landlord is aware of</li> <li>- Office includes city counter</li> <li>- Roads maintained by Town of Matthews</li> </ul>		



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