

# INDUSTRIAL FOR SALE

## 8718 Statesville Road **REDUCED**



<b>PRICE:</b>	\$3,193,750	<b>TAX RECORDS REFLECT SQUARE FOOTAGE AS:</b>	43,750 +/- sf ( 4 buildings, approximate)
<b>TAX RECORDS REFLECT ACREAGE AS:</b>	4.99 +/-	<b>ZONING:</b>	I-2
<b>CITY:</b>	Charlotte	<b>TAX ID:</b>	025 02 203
<b>COUNTY:</b>	Mecklenburg	<b>ROOF:</b>	Original, Information Not Available
<b>AREA:</b>	Northeast	<b>FENCING:</b>	Only part of the property
<b>TAX RECORDS REFLECT YEAR BUILT AS:</b>	1971, 74, 78, 87	<b>SPRINKLERS:</b>	No
<b>PARKING:</b>	Ample	<b>FLOORS:</b>	1
<b>DOCK/DRIVE-IN:</b>	33 14' DI	<b>HVAC:</b>	Information not available
<b>CEILING HEIGHT:</b>	16' +/-	<b>ELECTRICAL:</b>	Duke Energy reflects power as: 10 different boxes all 208y/120 3 phase 4 wire
<b>ENVIRONMENTAL:</b>	Call for Details	<b>COMMENTS:</b>	-Air compressor first building on left. -Tenants own car lifts. -6 tenants. Tenant/square footage/income/expense information provided upon request
<b>UTILITY PROVIDERS:</b>	-Storm water City of Charlotte -Well served, no city water, several septic tanks on property -Power - Duke Energy -Gas- Piedmont Natural Gas One building electric only		



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