

INDUSTRIAL FOR SALE (REDUCED) or FOR LEASE

2135 Tipton Drive Opportunity Zone



SALE PRICE:	\$12,500,000	SIZE (approx):	144,000 +/- sf (3 floors, 48,000 sf per floor),
LEASE RATE:	\$3.95 psf nnn (TICAM \$1.18 psf)	**	11,000 +/- sf office
ACREAGE: *	7.9+/-	ZONING:	I-1 and R-22MF
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Northeast	TAX ID:	07705314, 07705312, 07705317, 07705304, 07705303, 07705302, 07705301
YEAR BUILT:	1991	ROOF:	Original, limited information available, EPDM Ballast roof system
PARKING:	100+	FENCING:	Yes
DOCK/DRIVE-IN:	10 DH, 2 DI	SPRINKLERS:	Yes
CEILING HEIGHT:	Floors 1-3: 14' (to deck)	FLOORS:	3
UTILITY PROVIDERS:	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas	HVAC:	1st floor conditioned, 2nd floor office only conditioned, 9 Trane roof units service 2nd floor office, 2 Trane mounted exterior units service 1st floor, Age varies, model and serial numbers provided upon request.
ENVIRONMENTAL:	Not Available	ELECTRICAL:	480y/277 - 3 phase 4 wire From Duke Energy
COMMENTS:	- Located close to one of the region's busiest interchanges (I-77 and I-85).		

*Survey **Building Plans



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