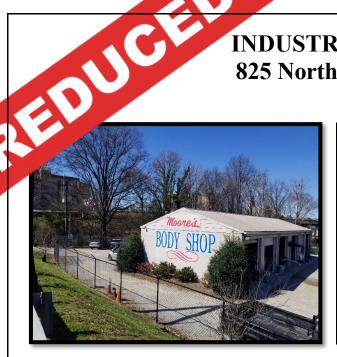
INDUSTRIAL FOR SALE 825 North Graham Street





PRICE: SURVEY REFLECTS ACREAGE AS:

COUNTY: AREA: YEAR BUILT: PARKING: DOCK/DRIVE-IN: CEILING HEIGHT: ROADS:

UTILITY PROVIDERS:

COMMENTS:

\$3,995,000 .478+/-

Mecklenburg Central District Plan 1990 Ample 7 Service Doors 17' State maintained (see website attachment)

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

- Paint Booth
- Compressed Air
- Set back variance possible
- Right of Way encroachment agreement for additional parking possible
- Zoning resources: UDO Use Regulations Zoning Translation
- Property conditions subject to verification by interested parties.



SURVEY RELECTS

SIZE AS (approx):

ZONING:

CITY:

TAX ID:

FENCING:

FLOORS:

SPRINKLERS:

ELECTRICAL:

ENVIRONMENTAL:

ROOF:

commercial real estate services inc

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

2,471 +/- sf office/service garage ML-2 (Manufacturing & Logistics) Zoning Districts

> Charlotte 07842102 Original Metal Roof Yes No 1 None Available

Duke Energy