

REDUCED

INDUSTRIAL FOR SALE

825 North Graham Street



PRICE: \$3,500,000
SURVEY REFLECTS ACREAGE AS: .478+/-
COUNTY: Mecklenburg
AREA: Central District Plan
YEAR BUILT: 1990
PARKING: Ample
DOCK/DRIVE-IN: 7 Service Doors
CEILING HEIGHT: 17'
ROADS: State maintained (see website attachment)

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

COMMENTS:
- 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): 2,471 +/- sf office/service garage
ZONING: ML-2 (Manufacturing & Logistics)
[Zoning Districts](#)
CITY: Charlotte
TAX ID: 07842102
ROOF: Original Metal Roof
FENCING: Yes
SPRINKLERS: No
FLOORS: 1
ENVIRONMENTAL: None Available

ELECTRICAL: Duke Energy



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

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