

**REDUCED**

# INDUSTRIAL FOR SALE

## 825 North Graham Street



**PRICE:** \$3,995,000  
**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](#)

**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



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