

# OFFICE FOR SALE & LEASE

## 8016 Tower Point Drive



**PRICE:** \$2,995,000 Sale  
\$18.00 NNN TICAM \$1.96 psf (see expenses)

**TAX RECORDS REFLECT SIZE AS:** 12,671+/- gross sf

**CITY:** Charlotte

**TAX ID:** 19308137

**COUNTY:** Mecklenburg

**AREA:** Matthews

**YEAR BUILT:** 1994

**PARKING:** Ample; Resurfaced 2020

**ROADS:** City of Charlotte maintained

**HVAC:** 3 Trane Units installed 2020 (information available upon request)

**ELECTRIC:** 600 Amps, 3 Phase, 208 V  
(from building owner)

**ROOF:** Replaced 2012, type not available

**TAX RECORDS REFLECT ACREAGE AS:** 1.95+/-

**TAX RECORDS REFLECT ZONING AS:** I-1 (Light Industrial)

**FLOORS:** 1

**SPRINKLERS:** No

**FENCING:** No

**UTILITY PROVIDERS:**

Water/Sewer - City of Charlotte

Power - Duke Energy

Gas- Piedmont Natural Gas

**2022 EXPENSES:** Park dues \$1,500, property taxes \$12,476.48, building insurance \$2,690, landscaping \$2,400 and dumpster \$5,760. Tenant also responsible for utilities and janitorial.

**COMMENTS:** -Crown Point Property Owner's Association aka Crown Point POA

-Building plans, environmental survey and property survey not available

**BERTOLINA**

*commercial real estate services inc.*

**Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.**

**1850 East Third I St., Suite 310, Charlotte, North Carolina 28204**

**(704) 333-9881 | [www.BertolinaCRESI.com](http://www.BertolinaCRESI.com) | [IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)**

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