

# FOR LEASE

## 12059 University City Blvd (Hwy 49)



**PRICE:** \$14.50 NNN

**PLAN REFLECTS**

**BUILDING SF AS:** Total 11,334+/-sf  
Office 3,267+/-sf  
Warehouse 8,067 +/-sf

**CITY:** Harrisburg

**COUNTY:** Cabarrus

**AREA:** Town of Harrisburg

**ZONING:** GC (General Commercial)

**FLOORS:** 2

**FENCING:** No

**SPRINKLERS:** No

**PARKING:** Ample

**DOCK/DRIVE IN:** 2 DH 8 DI 12' x 14'

**CEILING HEIGHT:** 19'8" at center

**ENVIRONMENTAL:** None

**EXPENSES:** Tenant responsible for all utilities ( gas, electric, water), janitorial, landscaping, telephone, interior security system, fiber optic, property taxes (\$13,000 Town of Harrisburg two parcels (2023) and building insurance: TBD(2023)

Available **ZONING RESOURCES:**

-[UDO](#) (adopted August 2021) page 23 table 140.02.02-2)

-[UDO](#) (repealed August 9, 2021) page 4-3

-[Official Zoning Map \(August 9, 2021\)](#)

**SURVEY REFLECTS**

**ACREAGE AS:** 1.8963+/-

138+/- ft frontage (adjacent acreage and frontage available, call or email to inquire)

**TAX PARCEL ID:** 2 parcels #4597-84-3287 & 3489

**YEAR BUILT:** 1975 expanded 2015

**ROADS:** State maintained

**ROOF:** Office building original / 2015  
warehouse addition (interior insulated)

**HVAC:** 3 units installed 2020

**UTILITY PROVIDERS:**

Water/Sewer – Town of Harrisburg, Power - Duke Energy, Gas- Dominion Energy

**COMMENTS:**

-Caldwell Rd Possible Extension [Feasibility Study](#) and [Harrisburg Community Transportation Plan](#)

-Items to remain -CCTV security cameras, warehouse air compressor lines with compressor and car lift

-Roof solar panels connected to one of two hot water heaters

-Nonworking well on property

-[Highway 49 Corridor Plan](#)

-Seller will consider leasing back

**BERTOLINA**

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