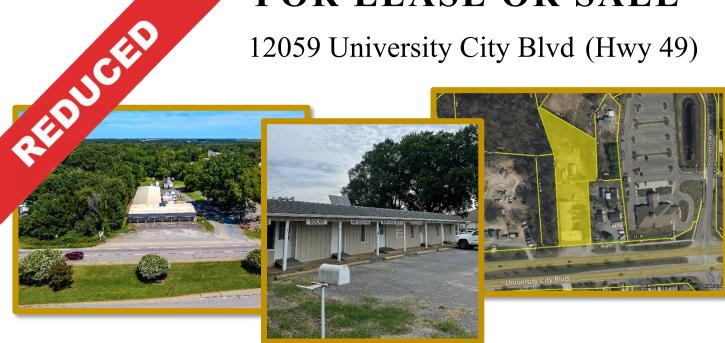
FOR LEASE OR SALE

12059 University City Blvd (Hwy 49)



LEASE RATE: \$9.75 NNN SALE PRICE: \$3,250,000 (Reduced)

PLAN REFLECTS

Total 11.334+/-sf **BUILDING SF AS:** 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

EXEPNSES: 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: \$5.000

ZONING RESOURCES:

-<u>UDO</u> (adopted August 2021) page 23 table 140.02.02-2) -UDO (repealed August 9, 2021) page 4-3 -Official Zoning Map (August 9, 2021)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



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