

FOR LEASE OR SALE

12059 University City Blvd (Hwy 49)

REDUCED



LEASE RATE: \$9.75 NNN

SALE PRICE: \$3,250,000 (Reduced)

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: \$5,000

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-[UDO](#) (repealed August 9, 2021) page 4-3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