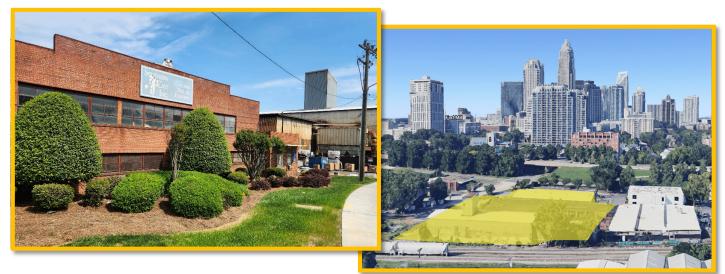
# **INDUSTRIAL FOR SALE** 901 N. Church Street



**PRICE:** Sale Price - \$12,500,000

## MARKETING PLAN REFLECTS BUILDINGS SF AS:

Bldg 1 - 21,729 sf Bldg 2 - 16,377 sf Bldg 3 - 10,650 sf Total: 48,756 sf

CITY: Charlotte COUNTY: Mecklenburg

**AREA:** Parkwood Transit Station Area Plan (Northern Edge of Uptown)

HVAC: One 5-ton services office

## CRANES

Bldg. 1 - One 25 ton (nonoperational), Six 1 to 3 ton Bldg. 2 - Two 2 ton Bldg. 3 - Two 2 ton

## **DOORS:**

Bldg. 1 - 1 DI Bldg. 2 - 4 garage doors Bldg. 3 - 2 DI

ZONING: ML-2 PARKING: Ample

ENVIRONMENTAL: 1991 Report

## **COMMENTS:**

Zoning/UDO Charlotte Future 2040 Policy Map Property conditions subject to verification by interested parties



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Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.

SURVEY REFLECTS ACREAGE AS: Total: 2.041 acres

**TAX PARCEL ID:** 07804105A 07804105B

YEAR BUILT: 1929

SPRINKLERS:No FLOORS: 2 in office, 1 all else

ROOF: Original FENCING: Yes

# ROAD MAINTENANCE: City of Charlotte

**CEILING HEIGHT:** Bldg. 1 - 29'5" to 36'8" (62'9" hopper height) Bldg. 2 - 15'4" to 21'4" Bldg. 3 - 21'8" to 27'5"

ELECTRICAL: Heavy Power

**UTILITY PROVIDERS:** Gas- Piedmont Gas, Water /Sewer - Charlotte Water, Electric- Duke Energy