REDUCED

INDUSTRIAL FOR SALE

901 N. Church Street

PRICE: Sale Price - $9,000,000
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
Ground lease possible

SURVEY REFLECTS
ACREAGE AS:
Total: 2.041 acres

TAX PARCEL ID:
07804105A
07804105B

YEAR BUILT: 1929

SPRINKLERS: No

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

BERTOLINA
commercial real estate services inc.

Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.
1850 East Third St., Suite 310, Charlotte, North Carolina 28204
(704) 333-9881 | www.BertolinaCRESI.com | IB@BertolinaCRESI.com

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