

# Office Flex Warehouse for Sale

## 13142 Albemarle Rd, Mint Hill, NC 28227



**SALE PRICE:** \$3,500,000

**SIZE:** 7,100 SF Total

6,000 SF (3,000 SF warehouse) Front Building

1,100 SF Back Building

**SITE PLAN REFLECTS**

**ACREAGE AS:** 1.179

**CITY:** Mint Hill

**COUNTY:** Mecklenburg

**AREA:** East (CoStar)

**ZONING:** B-G

**PARKING:** 20+

**COMMENTS:**

Building plans available upon request.

Easy I-485 access.

Property conditions subject to verification of interested parties.

**YEAR BUILT:** 2017

**FLOORS:** 1

**FENCING:** Yes

**SPRINKLERS:** No

**DOORS:** 2 DI

**HVAC:** 2 Units Trane 2017

**CEILING HEIGHT:**

17' to 19' Front building

11' Back building

**UTILITY PROVIDERS:**

Gas Piedmont Gas

Water Charlotte

Sewer Septic Tank

Electric Duke Energy

**B E R T O L I N A**

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