INDUSTRIAL OFFICE WAREHOUSE FOR SALE

5021 Statesville Road



PRICE:	$4,500,000	**BUILDINGS SIZE:**	+/- 18,932 SF
TAX RECORDS REFLECT ACREAGE AS:	+/- 3.37	**TAX RECORDS REFLECT**	ML-1 (Manufacturing & Logistics)
COUNTY:	Mecklenburg	**CITY:**	Charlotte
AREA:	North	**TAX ID:**	04115603
CEILING HEIGHT:	16’ large warehouse 14’ newer warehouse	**FENCING:**	Yes
PARKING:	Ample	**SPRINKLERS:**	No
DOCK/DRIVE-IN:	4 (3 DH 4 DI)	**FLOORS:**	1
YEAR BUILT:	1935, 1963, 1972	**ROOF:**	Office building 2022 Manufacturing warehouse 2024 White TPO Finish warehouse White TPO age unknown (less than 15 years)
ROADS:	Statesville Road state maintained Cochrane Drive city maintained		
COMMENTS:	- Environmental information provided upon request - Small lab on the property - Opportunity Zone	**UTILITY PROVIDERS:**	Water/Sewer-Front Office Bldg City of Charlotte, Rest of Property on Private Well Power-Duke Energy Gas-Piedmont Natural Gas

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