

INDUSTRIAL OFFICE WAREHOUSE FOR SALE

5021 Statesville Road



PRICE: \$4,500,000
TAX RECORDS REFLECT ACREAGE AS: +/- 3.37
COUNTY: Mecklenburg
AREA: North
CEILING HEIGHT: 16' large warehouse
14' newer warehouse
PARKING: Ample
DOCK/DRIVE-IN: 4 (3 DH 4 DI)
YEAR BUILT: 1935, 1963, 1972
ROADS: Statesville Road state maintained
Cochrane Drive city maintained

COMMENTS:

- Environmental information provided upon request
- Small lab on the property
- Zoning resources:
[UDO Use Regulations](#)
[Zoning Translation](#)

BUILDINGS SIZE: +/- 18,932 SF
TAX RECORDS REFLECT ZONING AS: ML-1 (Manufacturing & Logistics)
[Zoning Districts](#)
CITY: Charlotte
TAX ID: 04115603
FENCING: Yes
SPRINKLERS: No
FLOORS: 1
ROOF: Office building 2022
Manufacturing warehouse 2024 White TPO
Finish warehouse White TPO age unknown (less than 15 years)
UTILITY PROVIDERS: Water/Sewer-Front Office Bldg City of Charlotte, Rest of Property on Private Well
Power-Duke Energy
Gas-Piedmont Natural Gas

B E R T O L I N A

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