OFFICE FOR SALE

156 Byers Creek Road





PRICE:	$13,900,000
SURVEY SHOWS ACREAGE AS:	5.59
COUNTY:	Iredell
PARKING:	80
YEAR BUILT:	2004
ROADS:	Town of Mooresville
COMMENTS:	- Talbert Pointe Business Park - Auditorium, fully equipped gym, locker rooms, sauna, meeting spaces, and kitchen facilities. - Ideal for corporate headquarters, event / meeting venue, entertainment, educational, church / worship (assembly), or motorsports. - No environmental available - Building plans available upon request. - Building can be expanded. - Property conditions subject to verification of interested parties.

BUILDING SIZE:	Total 33,678 sf 25,950 sf office (12,975 sf per floor) 7,728 sf storage building
ZONING:	Hybrid Light Industrial (HLI)
CITY:	Mooresville
TAX ID:	4648-90-6012
FENCING:	Yes
SPRINKLERS:	Yes
FLOORS:	2
ROOF:	Office 2024 TPO Storage building 2004 TPO
UTILITY PROVIDERS:	Gas Enbridge Gas North Carolina Water / Sewer Town of Mooresville Electric Duke Energy

BERTOLINA

commercial real estate services inc.

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

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