

FOR LEASE OR SALE

Nice Office Warehouse

1705 H Orr Industrial Court, Charlotte, NC

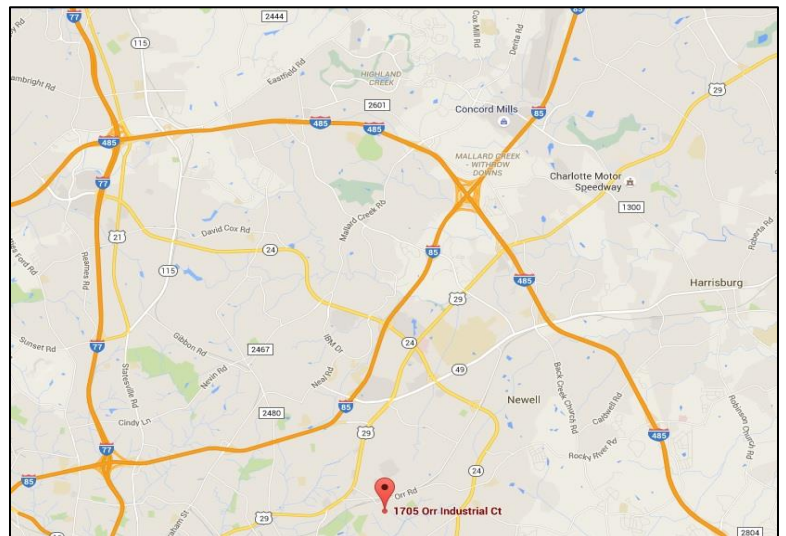
UNCC Area off Harris Boulevard



Unit	SF±	Office	Tax ID
H	4,503 +/-	1,359 +/-	097-061-44

FEATURES

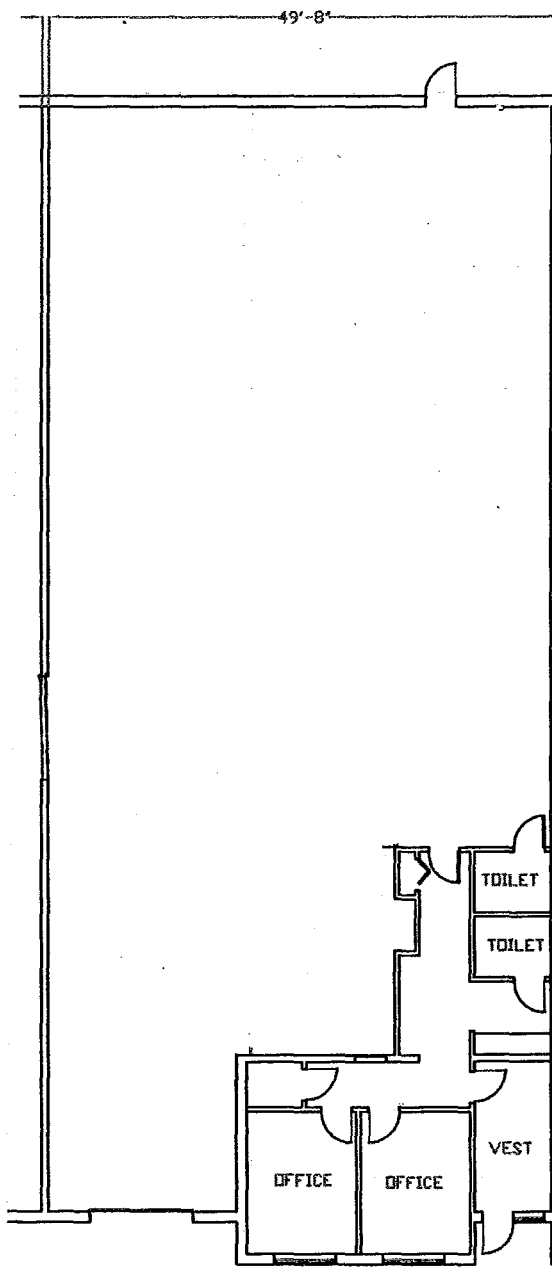
- Ceilings 14' ±
- Drive-in (1) 10'X10'
- Built 1998
- Tenant pays taxes, insurance, and POA fee



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-408-8166 | Email: jjones@gsrc.net

GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrc.net





FLOOR PLAN

DATE:
DECEMBER 19, 2006

TITLE:

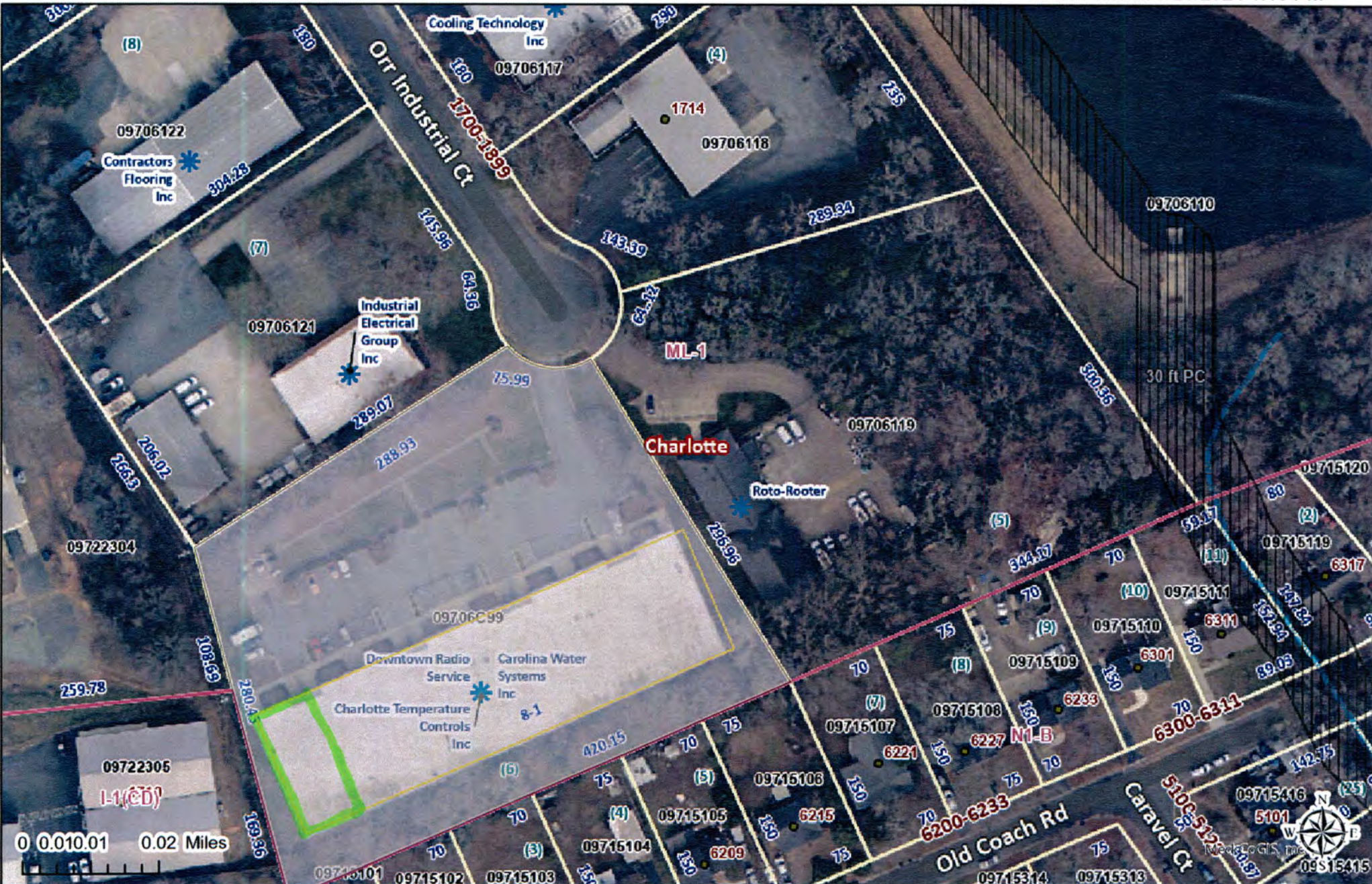
A-1

SHEET 1 OF 1

Polaris Map – Mecklenburg County, North Carolina

1705 Orr Industrial Ct. Suite H

Date Printed: 3/28/2024 1:13 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

LOCATION MAPS



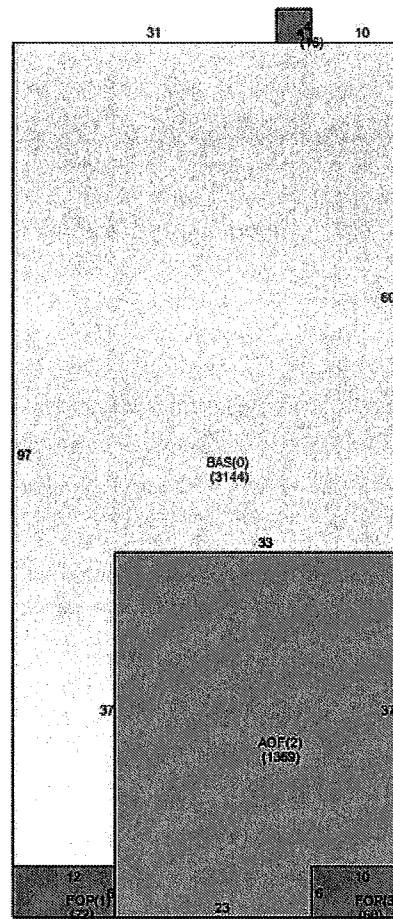
1705-H ORR INDUSTRIAL COURT
CHARLOTTE, NC

AERIAL PHOTOGRAPHS



BUILDING (1)

Finished Area	4,503
Year Built	1998
Built Use / Style	WAREHOUSE CONDOMINIUM
Grade	AVERAGE
Story	1 STORY
Heat	FORCED AIR - NOT DUCTED
Fuel	GAS
Foundation	SLAB-COMMERCIAL
External Wall	STUCCO, HARDCOAT
Fireplace(s)	0
Full Bath(s)	0
Half Bath(s)	0
Bedroom(s)	0
Total (SqFt)	4,635

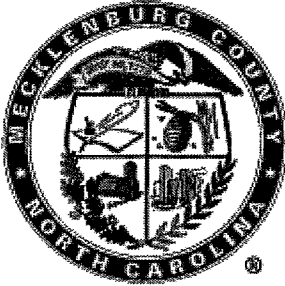
**FEATURES**

No data to display

VALUE CHANGES



000173586620242024000000



Property Tax Bill Detail

	STRONG WILLED I LLC Property Tax	Real Property
Description:	UNIT 8 U/F 469	Bill Status: PAID
Location:	1705 H ORR INDUSTRIAL CT CHARLOTTE NC 28213	Bill Flag:
		Bill #: 0001735866-2024-2024-0000-00
		Old Bill #:
Mailing Address:	4799 LOOKING GLASS TRAIL DENVER NC 28037	Old Account #:
		Due Date: 9/1/2024
		Interest Begins: 1/7/2025
Parcel #:	09706144	
Lender:		

	Value	Rate	Tax Districts	Description	Amount
Real	\$252,100	.4831	MECKLENBURG	Tax	\$1,217.90
Deferred	\$0				
Use	\$252,100	.2741	CHARLOTTE	Tax	\$691.01
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$0.00
					Total Billed: \$1,908.91
Total Assessed Value	\$252,100				

Transaction History

Date	Type	Paid By	Trans #	Amount
8/12/2024	PAYMENT	STRONG WILLED I LLC	14503824	\$1,908.91

Current Due: \$0.00