

REDUCED

INDUSTRIAL FOR SALE

901 N. Church Street



PRICE: Sale Price - \$11,000,000

MARKETING PLAN REFLECTS

BUILDINGS SF AS:

Bldg 1 - 21,729 sf
Bldg 2 - 16,377 sf
Bldg 3 - 10,650 sf
Total: 48,756 sf

CITY: Charlotte **COUNTY:** Mecklenburg

AREA: Parkwood Transit Station Area Plan
(Northern Edge of Uptown)

HVAC: One 5-ton services office

CRANES

Bldg. 1 - One 25 ton (nonoperational), Six 1 to 3 ton
Bldg. 2 - Two 2 ton
Bldg. 3 - Two 2 ton

DOORS:

Bldg. 1 - 1 DI
Bldg. 2 - 4 garage doors
Bldg. 3 - 2 DI

ZONING: ML-2 **PARKING:** Ample

ENVIRONMENTAL: 1991 Report

COMMENTS:

[Zoning/UDO](#)

[Charlotte Future 2040 Policy Map](#)

Property conditions subject to verification by interested parties

SURVEY REFLECTS

ACREAGE AS:

Total: 2.041 acres

TAX PARCEL ID:

07804105A

07804105B

YEAR BUILT: 1929

SPRINKLERS: No

FLOORS: 2 in office, 1 all else

ROOF: Original **FENCING:** Yes

ROAD MAINTENANCE: City of Charlotte

CEILING HEIGHT:

Bldg. 1 - 29'5" to 36'8" (62'9" hopper height)

Bldg. 2 - 15'4" to 21'4"

Bldg. 3 - 21'8" to 27'5"

ELECTRICAL:

Heavy Power

UTILITY PROVIDERS:

Gas- Piedmont Gas, Water /Sewer - Charlotte Water,
Electric- Duke Energy

BERTOLINA

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