

WAREHOUSE FOR LEASE

3930 Penninger Road, Concord, NC



FEATURES

- Location: Nice secluded rural area. Excellent for contractor's warehouse.
- Total Square Feet: 6,400 +/- Room to Expand
- Office Square Feet: 1,600 +/-
- Acres: 3.51 +/- Large Gravel Lot
- Zoned: AO Agricultural/Open Space
- Tax Parcel: 5632-8189-5400-00
- Built: 1990
- Ceiling: 13'8" to 15'10"
- Drive in Doors: Two 16 wide x 13 High
One 12 Wide x 13 High
- Lease \$13.50 Per Square Foot or \$7,200 per month NNN



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

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







CABARRUS COUNTY, NC

11/7/2023 10:55:41 AM

3209 INDUSTRY LLC

3930 PENNINGER RD CONCORD NC 28025
157308

Return/Appeal Notes:

Parcel: 5632 81 8954 0000

PLAT: 00000/00000

ID NO: 05 018 0015.10 0000

COLD WATER FIRE TAX (100), COUNTY TAX (100)

CARD NO. 1 of 1

3.5500 AC

SRC=

SOUTH SIDE PENNINGER RD WITH 45' ROW

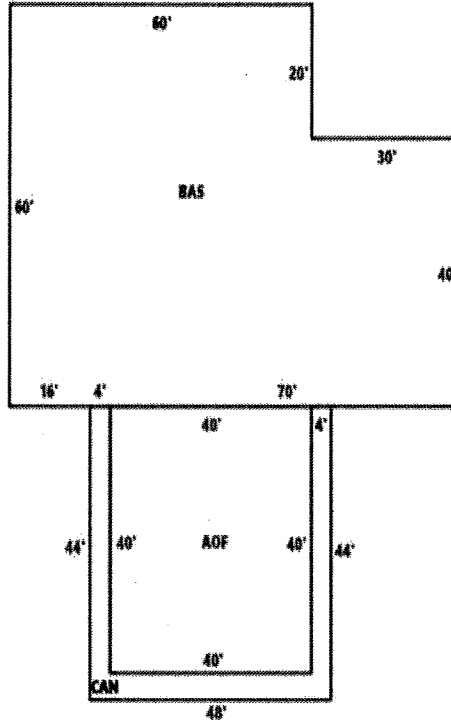
Appraised by DP on 01/19/2016 06001 NEW GILEAD

TW-05

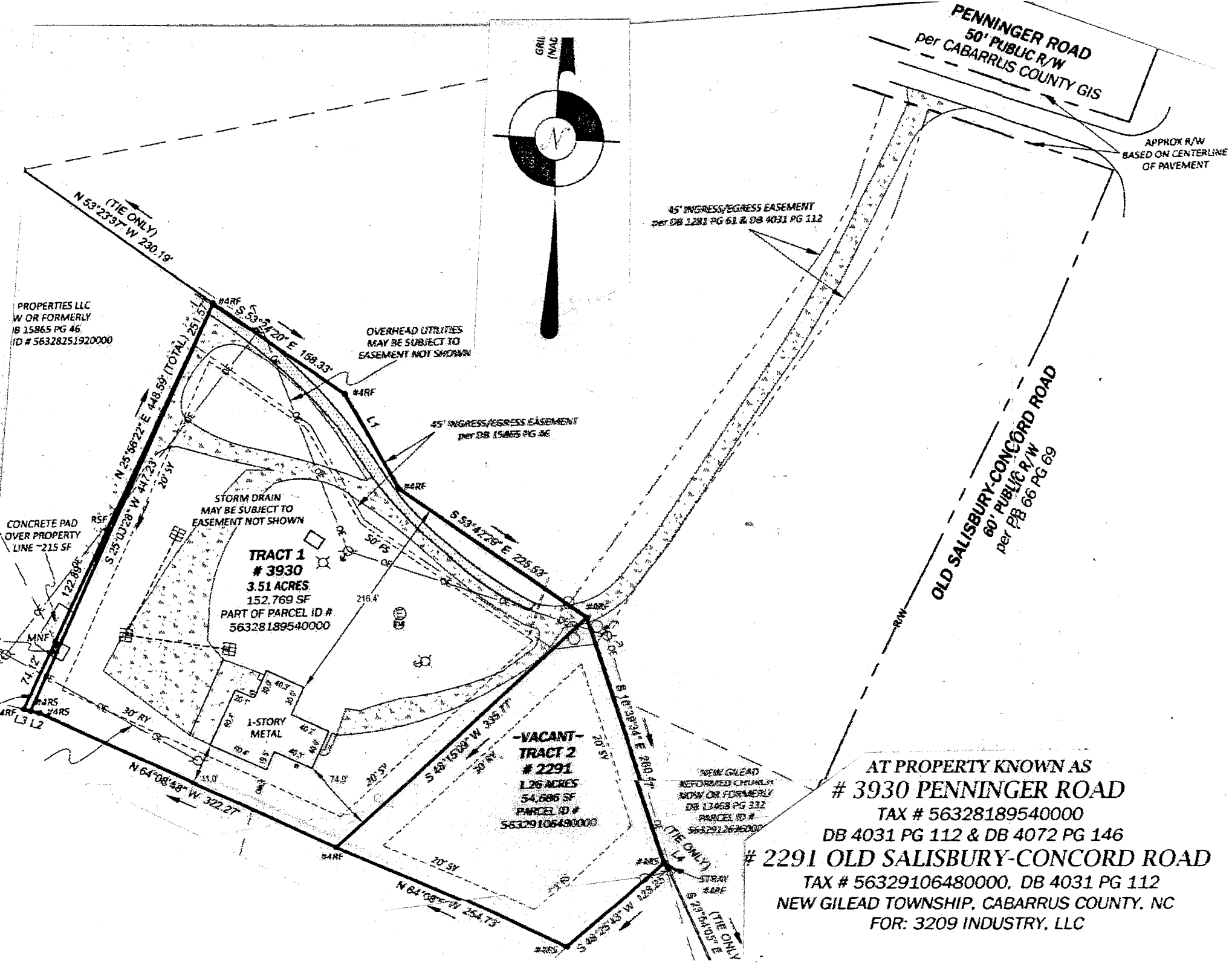
CI-00 FR-03 EX-

AT- LAST ACTION 20220920

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE									
Foundation - 4	8.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.53000	CREDENCE TO	MARKET								
Spread Footing		49	06	8,154	111	39.96	325834	2000	1990			DEPR. BUILDING VALUE - CARD	153,140								
Sub Floor System - 2	8.00	TYPE: WAREHOUSE - PREFAB										WAREHOUSE/INDUSTRIAL	DEPR. OB/XF VALUE - CARD	4,030							
Slab on Grade-Residential/Commercial		STYLE: 1 - 1.0 Story											MARKET LAND VALUE - CARD	42,070							
Exterior Walls - 23	16.00												TOTAL MARKET VALUE - CARD	199,240							
Corrugated Metal (Heavy)													TOTAL APPRAISED VALUE - CARD	199,240							
Roofing Structure - 10	18.00												TOTAL APPRAISED VALUE - PARCEL	199,240							
Steel Frame or Truss													TOTAL PRESENT USE VALUE - PARCEL	0							
Roofing Cover - 12	8.00												TOTAL VALUE DEFERRED - PARCEL	0							
Metal													TOTAL TAXABLE VALUE - PARCEL \$	199,240							
Interior Wall Construction - 1	5.00												PRIOR								
Masonry or Minimum													BUILDING VALUE	99,440							
Interior Floor Cover - 03	2.00												OBXF VALUE	3,260							
Concrete Finished													LAND VALUE	42,070							
Heating Fuel - 02	0.00												PRESENT USE VALUE	0							
Oil, Wood or Coal													DEFERRED VALUE	0							
Heating Type - 03	3.00												TOTAL VALUE	144,770							
Forced Air - Not Ducted													PERMIT								
Air Conditioning Type - 01	0.00												CODE	DATE	NOTE	NUMBER	AMOUNT				
None													ROUT: WTRSHD:								
Commercial Heat & Air - 1	0.00												SALES DATA								
Structural Frame - 06	15.00												OFF. RECORD	DATE	DEED	TYPE	Q/U/V/I	INDICATE SALES PRICE			
Steel													BOOK	PAGE	MO/YR						
Ceiling & Insulation - 11	3.00												1281	0056	7	1994	WD	Q	V	225000	
No Ceiling - Roof and Wall Insulated													16198	0225	9	2022	SW	A	I	708500	
Half-Bathrooms													4072	0149	10	2002	NW	C	I	0	
BAS - 0 FUS - 0 LL - 0													4072	0146	10	2002	NW	C	I	0	
Plumbing Fixtures	3.000												4031	0112	9	2002	GW	C	I	0	
2.00													BUILDING AREA 6,400								
Office	0												NOTES								
BAS - 0 FUS - 0 LL - 0													PMT 890 5/90 WAREHOUSE								
TOTAL POINT VALUE	89.000												HEAT/AC IN AOF ONLY								
BUILDING ADJUSTMENTS																					
Non-Std Wall Height	14	Non-Std Wall Height	1.0000																		
Quality	4	Above Average	1.1000																		
Shape/Design	3	MF3	1.0000																		
Size	Size	Size	1.1400																		
TOTAL ADJUSTMENT FACTOR	1.250																				
TOTAL QUALITY INDEX	111																				
SUBAREA																					
TYPE	GS	AREA	%	RPL	CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
AOF		1,600	200	127872		10D	DRIVE CON		0	0	2,400	4.20	100	1	0.80	2000	2000	SS		50	4032
BAS		4,800	100	191808		TOTAL OB/XF VALUE															
CAN		512	030	6154																	
FIREPLACE	1 - None			0																	
SUBAREA TOTALS		6,912		325,834																	
BUILDING DIMENSIONS BAS=W30N20W60S60E16E4E70N40Area:4800;CAN=S44E48N44W4S40W40N40W4Area:512;AOF=S40E40N40W40Area:1600;TotalArea:6912																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES				
RURAL AC	0120	AO	45	0	1.3940	4	0.8500	+00 -15 +00 +00 +00	PD	10,000.00	3.550	AC	1.185	11,850.00	42068						
TOTAL MARKET LAND DATA													3.550			42,070					
TOTAL PRESENT USE DATA																					



Click on image to enlarge



PROPERTIES LLC
W OR FORMERLY
18 15865 PG 46
ID # 56328251920000

CONCRETE PAD
OVER PROPERTY
LINE ~215 SF

STORM DRAIN
MAY BE SUBJECT TO
EASEMENT NOT SHOWN

**TRACT 1
3930**
3.51 ACRES
152,769 SF
PART OF PARCEL ID #
56328189540000

1-STORY
METAL

**-VACANT-
TRACT 2
2291**
1.26 ACRES
54,686 SF
PARCEL ID #
56329106480000

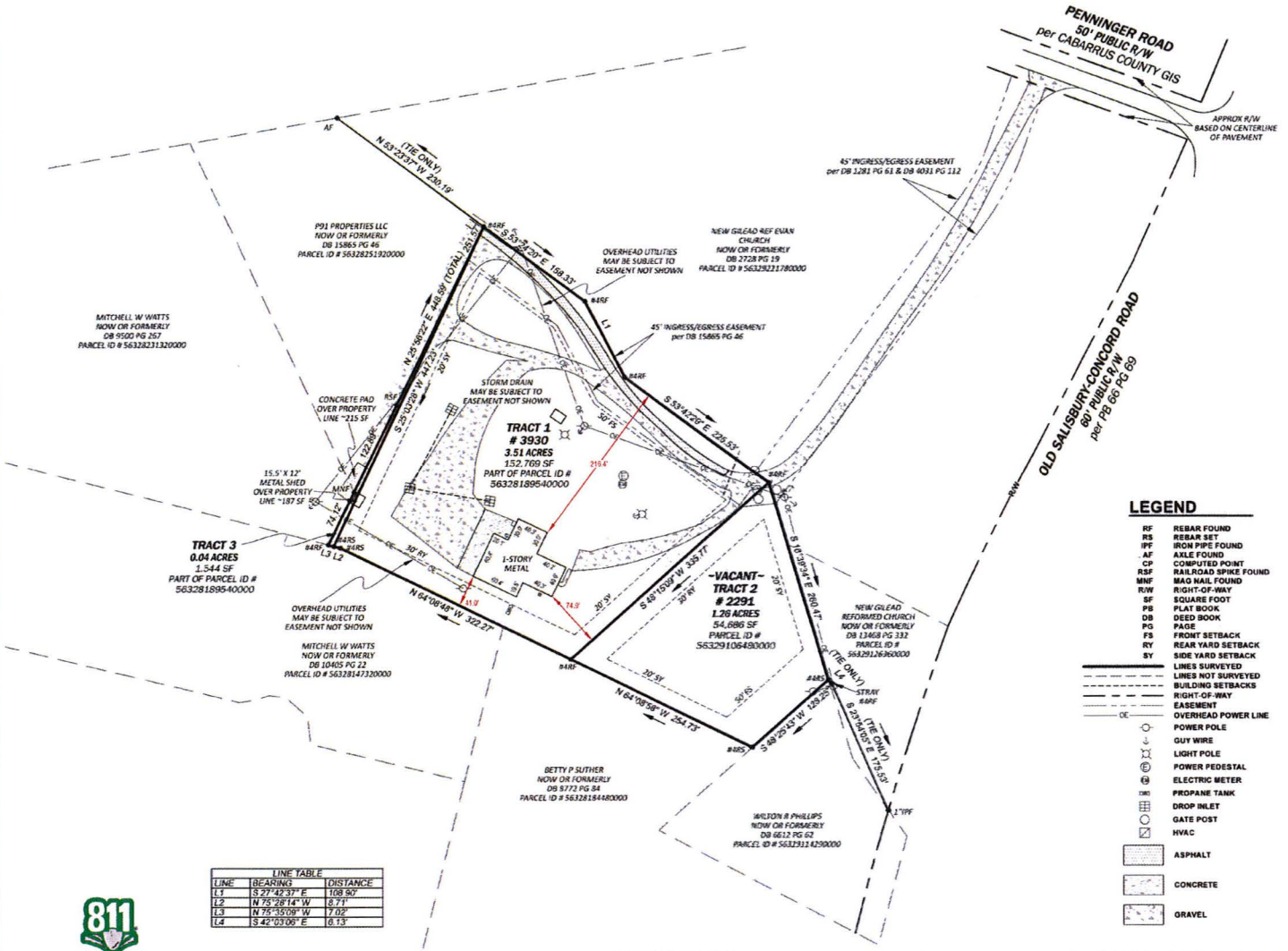
AT PROPERTY KNOWN AS
3930 PENNINGER ROAD
TAX # 56328189540000
DB 4031 PG 112 & DB 4072 PG 146
2291 OLD SALISBURY-CONCORD ROAD
TAX # 56329106480000, DB 4031 PG 112
NEW GILEAD TOWNSHIP, CABARRUS COUNTY, NC
FOR: 3209 INDUSTRY, LLC



VICINITY MAP
(Not to Scale)



- NOTES**
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADDITIONAL PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CABARRUS COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 8. NOGS MONUMENTS GLEAD & CHERRY FOUND WITHIN 2000 FEET.

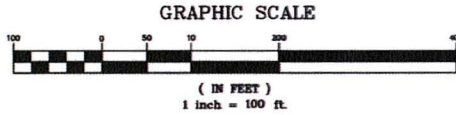


LEGEND

RF	REBAR FOUND
RS	REBAR SET
IPF	IRON PIPE FOUND
AF	AXLE FOUND
CP	COMPUTED POINT
RSF	RAILROAD SPIKE FOUND
MNF	MASS NAIL FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
FB	FLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
---	LINE SURVEYED
---	LINE NOT SURVEYED
---	BUILDING SETBACKS
---	RIGHT-OF-WAY
---	EASEMENT
---	OVERHEAD POWER LINE
○	POWER POLE
○	GUY WIRE
○	LIGHT POLE
○	POWER PEDESTAL
○	ELECTRIC METER
○	PROPANE TANK
○	DROP INLET
○	GATE POST
○	HVAC
■	ASPHALT
■	CONCRETE
■	GRAVEL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 27°42'37" E	108.90'
L2	N 75°28'14" W	8.71'
L3	N 75°33'00" W	7.02'
L4	S 42°03'09" E	6.13'



811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org

I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, ☒ or ☐.

☒ C. That this plat is a survey of an existing parcel or parcels of land.

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOODED INSURANCE RATE MAP, COMMUNITY PANEL 3710563200K, DATED NOVEMBER 16, 2018.

STATE OF NORTH CAROLINA CABARRUS COUNTY

I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4072, PAGE 146 OR OTHER REFERENCE SOURCE DB 4031 PG 112); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 8772, PAGE 84 OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 66.1000) * THIS 26TH DAY OF AUGUST, 2022.

Christopher D. Faulk
PROFESSIONAL LAND SURVEYOR



SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED AD

FRONT:	MINOR COLLECTOR:	75' FEET
	LOCAL ROAD:	30' FEET
SIDE YARD:	SINGLE:	30' FEET
	TCTAL:	40' FEET
REAR YARD:	30' FEET	30' FEET
AVERAGE LOT WIDTH:	150' FEET	150' FEET
MINIMUM LOT AREA:	3 ACRES	125% (13,602 SF)
MAX. UNRECOVERED COVERAGE:		10% (13,608 SF)
MAX. BUILDING COVERAGE:		10% (13,608 SF)

PHYSICAL SURVEY

AT PROPERTY KNOWN AS
3930 PENNINGER ROAD
TAX # 56328189540000
DB 4031 PG 112 & DB 4072 PG 146

2291 OLD SALISBURY-CONCORD ROAD
TAX # 56329106480000, DB 4031 PG 112
NEW GILEAD TOWNSHIP, CABARRUS COUNTY, NC
FOR: 3209 INDUSTRY, LLC

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT
CHARLOTTE, NC 28227

P (704) 741-1700
C (980) 721-2353
NC WC-4584 & SC WC-6106

Job No. 099-22-061
Date 8/25/22
Proj. Mgr. DCC
Design JKD
Checked CDF
Sheet 1