FOR SALE

OFFICE WAREHOUSE 7910 DISTRICT DRIVE, CHARLOTTE, NC

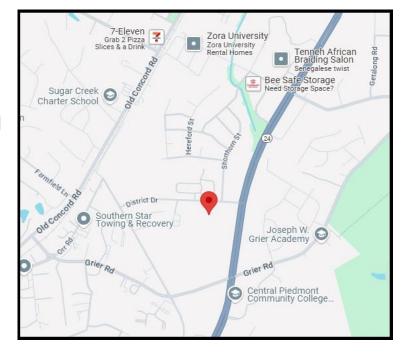


BUILDING:

- 21,978 Square Feet clear span
- 10' x 10' Drive-in
- 8' x 8' Dock door with leveler
- Brick and Metal Construction
- Office 3,978 Square Feet +/-
- Printing business with additional heavy electric and HVAC
- Zoned ML-1
- Big paved parking lot

LOT:

- 3 +/- Acres
- Plus 3 adjacent +/- acres for sale with building or separate





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

GIBSON SMITH REALTY CO. 1057 E. Morehead Street, Suite 300 Charlotte, NC 28204 www.gsrc.net



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Polaris Map – Mecklenburg County, North Carolina

7910 District Drive

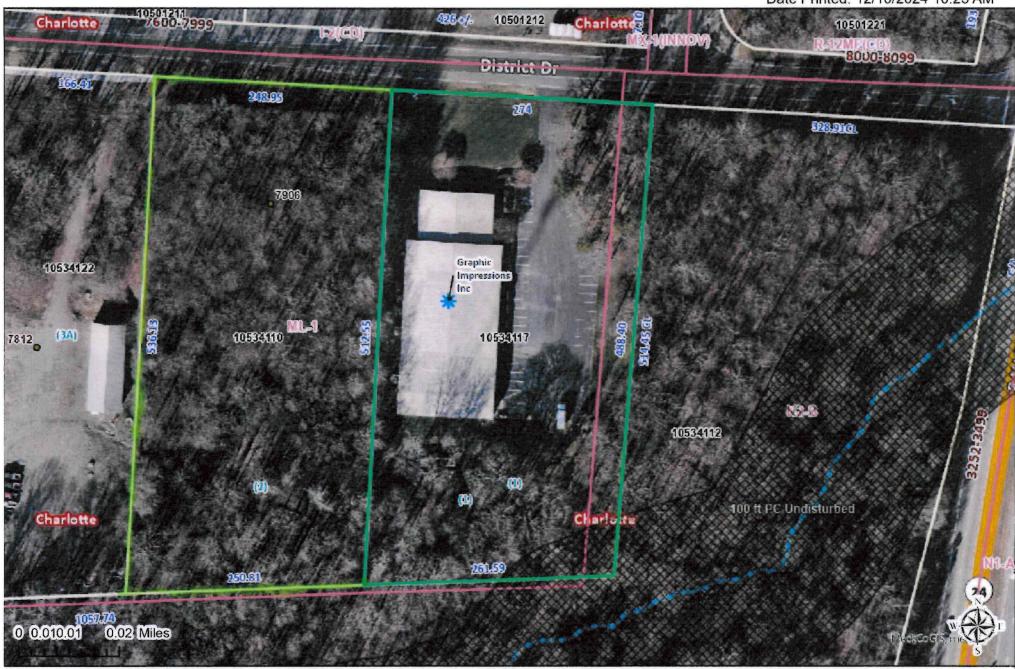
Date Printed: 12/18/2024 12:07 PM 10501212 10508591 10501211 District Di 10532(108 Newell E. WT Harris Blvd. 9930 7800 Presbyterian Church 7208 09701215 The University, 10534122 10534106 Church Impressio is 10508590 10534110 10533102 10534117 09701214 Environmental SITE American Store O3227 10534105 Landscape 03223 10534104 3215 Management) 10534119 10508564 10508585 105341118 10534112 9824 10508562-3121 10534101 09701212 Interstate) 0508557-3101 19701211 Mot or 10508556 3011 Charlotte 19701210 10508555 3007 9804 9700 10508554 3003 09700209 10508584 09701218 10534103 7531 09701203 09701207 09701204 7614 761.90 7745 09701205 9702820 09702824 Site One Landscape Grier Rd. 10509106 702806 09702821 0.02,0.04 Mecan 0.07 Miles 09702822 10533201 09 ruzbul

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

Polaris Map – Mecklenburg County, North Carolina

EXHIBIT A

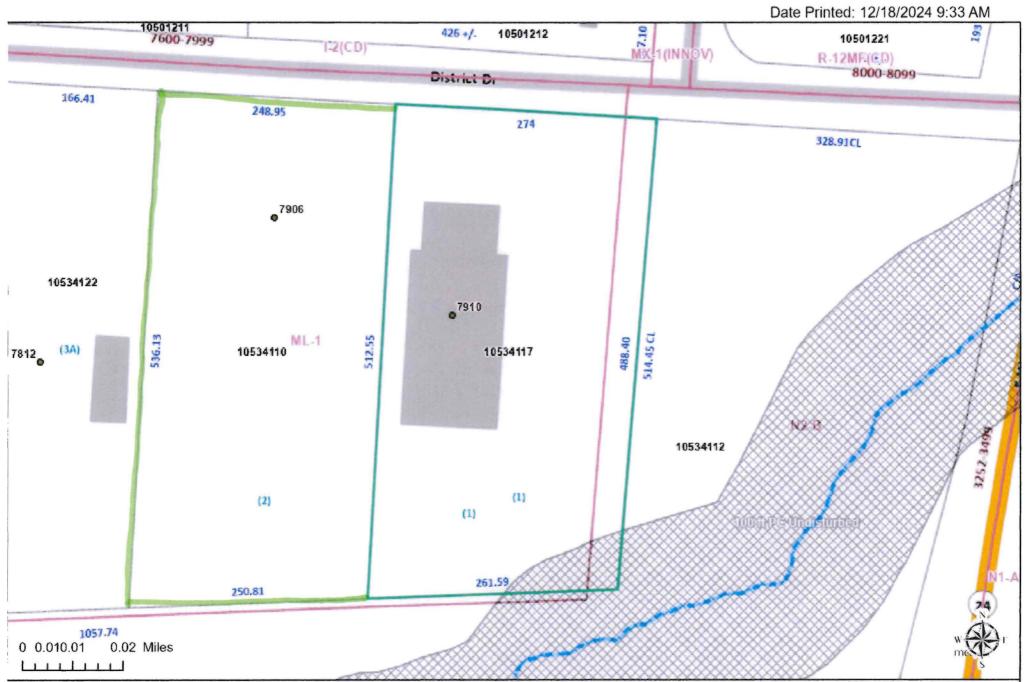
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Polaris Map - Mecklenburg County, North Carolina

7910 District Drive



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Mecklenburg County ~ Property Record Card Property Search

Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 10534117

7910 DISTRICT DR CHARLOTTE NC

GALLOWAY WILLIAM L JR,GALLOWAY CAROLYN K

2003 BUNKER CT MATTHEWS NC 28104 Total Appraised Value \$1,466,300

KEY INFORMATION

Land Use Code	1600	Neighborhood	INO7 21,978 SF.
Land Use Desc	INDUSTRIAL	Land	133729.20 SQUARE FEET 3.06 Ac.
Exemption / Deferment	*	Municipality	CHARLOTTE
1		Fire District	CITY OF CHARLOTTE
	i'	Special District	NA
Legal Description	L1 M26-229		

ASSESSMENT DETAILS

	2023 Real Estate Assessed Value	
Land Value		\$396,200
Building Value	Śī	,041,700
Features		\$28,400
Total	Śī	,466,300

LAND

1600

USE

UNITS

133729.20313

TYPE

SQUARE FEET

NEIGHBORHOOD

IN07

ASSESSMENT \$396,200

BUILDING

BUILDING (1)

Finished Area

21,978

Year Built

1994

Built Use / Style

LIGHT MANUFACTURING

Grade

AVERAGE

Story

1 STORY

Heat

FORCED AIR - DUCTED

Fuel

GAS

Foundation

SLAB-RESIDENTIAL

External Wall

JUMBO/COMMON BRICK

Fireplace(s)

0

Full Bath(s)

0

Half Bath(s)

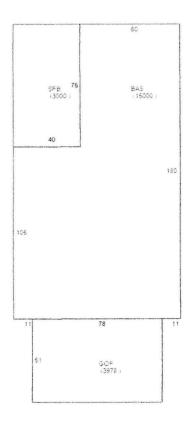
0

Bedroom(s)

0

Total (SqFt)

21,978



FEATURES

YEAR BUILT 1994 TYPE ASPH PAVING QUANTITY 1

UNITS 18000 **VALUE** \$28,400

Mecklenburg County - Property Record Card Property Search

Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 10534110

7906 DISTRICT DR CHARLOTTE NC

GALLOWAY WILLIAM L JR,GALLOWAY CAROLYN K 2003 BUNKER CT

MATTHEWS NC 28104

Total Appraised Value \$391,700

KEY INFORMATION

Land Use Code	1600	Neighborhood	IN07
Land Use Desc	INDUSTRIAL	Land	130680.00 SQUARE FEET 3Ac+
Exemption / Deferment	-	Municipality	CHARLOTTE
	(Fire District	CITY OF CHARLOTTE
		Special District	NA
Legal Description	L2 M30-175		

ASSESSMENT DETAILS

2024 Real Estate Assessed Value	
Land Value	\$391,700
Building Value	\$0
Features	\$0
Total	\$391,700

· Mecklenburg County ~ Property Record Card Property Search

Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 10534117 7910 DISTRICT DR CHARLOTTE NC GALLOWAY WILLIAM L JR,GALLOWAY CAROLYN K 2003 BUNKER CT MATTHEWS NC 28104 Total Appraised Value \$1,466,300

KEY INFORMATION

Land Use Code	1600	Neighborhood	INO7 21,978 S.F.
Land Use Desc	INDUSTRIAL	Land	133729.20 SQUARE FEET 3.06 Ac.
Exemption / Deferment	-	Municipality	CHARLOTTE
		Fire District	CITY OF CHARLOTTE
	,	Special District	NA
Legal Description	L1 M26-229		

ASSESSMENT DETAILS

2023 Real Estate	Assessed Value
Land Value	\$396,200
Building Value	\$1,041,700
Features	\$28,400
Total	\$1,466,300

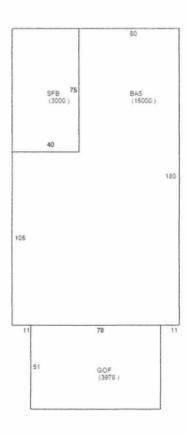
LAND

USE	UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
1600	133729.20313	SQUARE FEET	IN07	\$396,200

BUILDING

BUILDING (1)

Finished Area	21,978
Year Built	1994
Built Use / Style	LIGHT MANUFACTURING
Grade	AVERAGE
Story	1 STORY
Heat	FORCED AIR - DUCTED
Fuel	GAS
Foundation	SLAB-RESIDENTIAL
External Wall	JUMBO/COMMON BRICK
Fireplace(s)	0
Full Bath(s)	0
Half Bath(s)	0
Bedroom(s)	0
Total (SqFt)	21,978



FEATURES

YEAR BUILT 1994 TYPE ASPH PAVING QUANTITY 1 **UNITS** 18000

VALUE \$28,400