

FOR SALE

OFFICE WAREHOUSE 7910 DISTRICT DRIVE, CHARLOTTE, NC

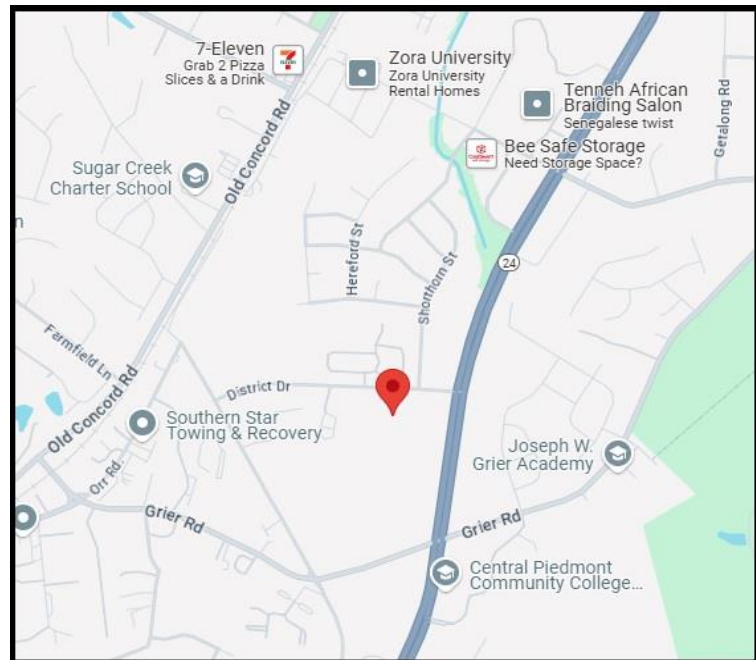


BUILDING:

- 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

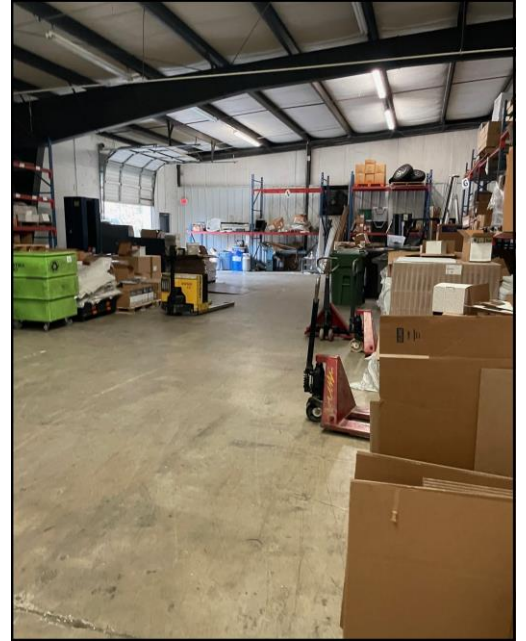
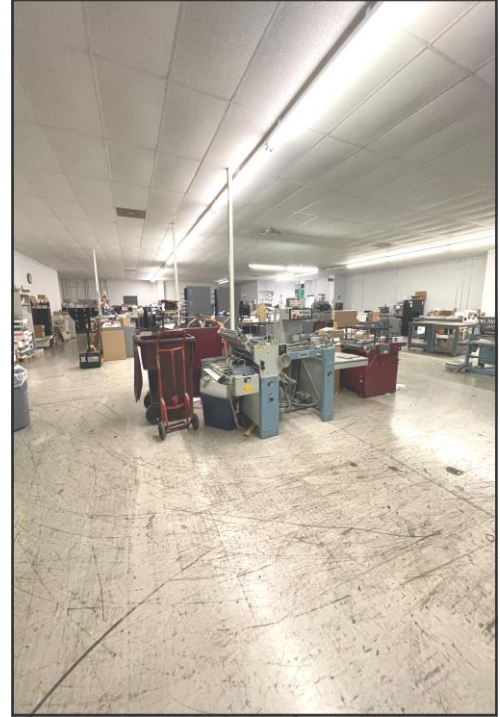
GIBSON SMITH REALTY CO.
1057 E. Morehead Street, Suite 300
Charlotte, NC 28204
www.gsrc.net



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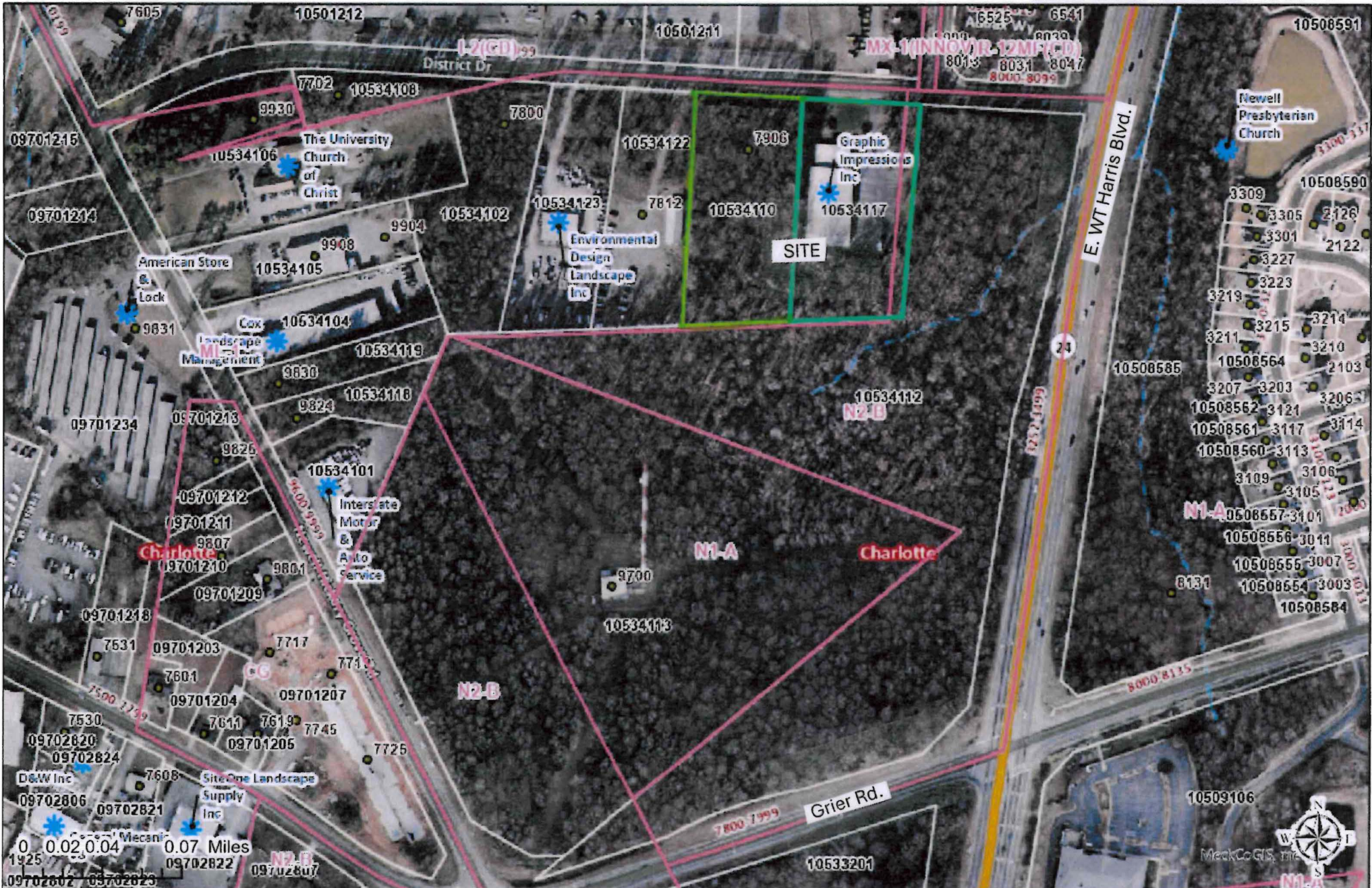
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Polaris Map – Mecklenburg County, North Carolina

7910 District Drive

Date Printed: 12/18/2024 12:07 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.

Polaris Map – Mecklenburg County, North Carolina

EXHIBIT A

Date Printed: 12/10/2024 10:23 AM

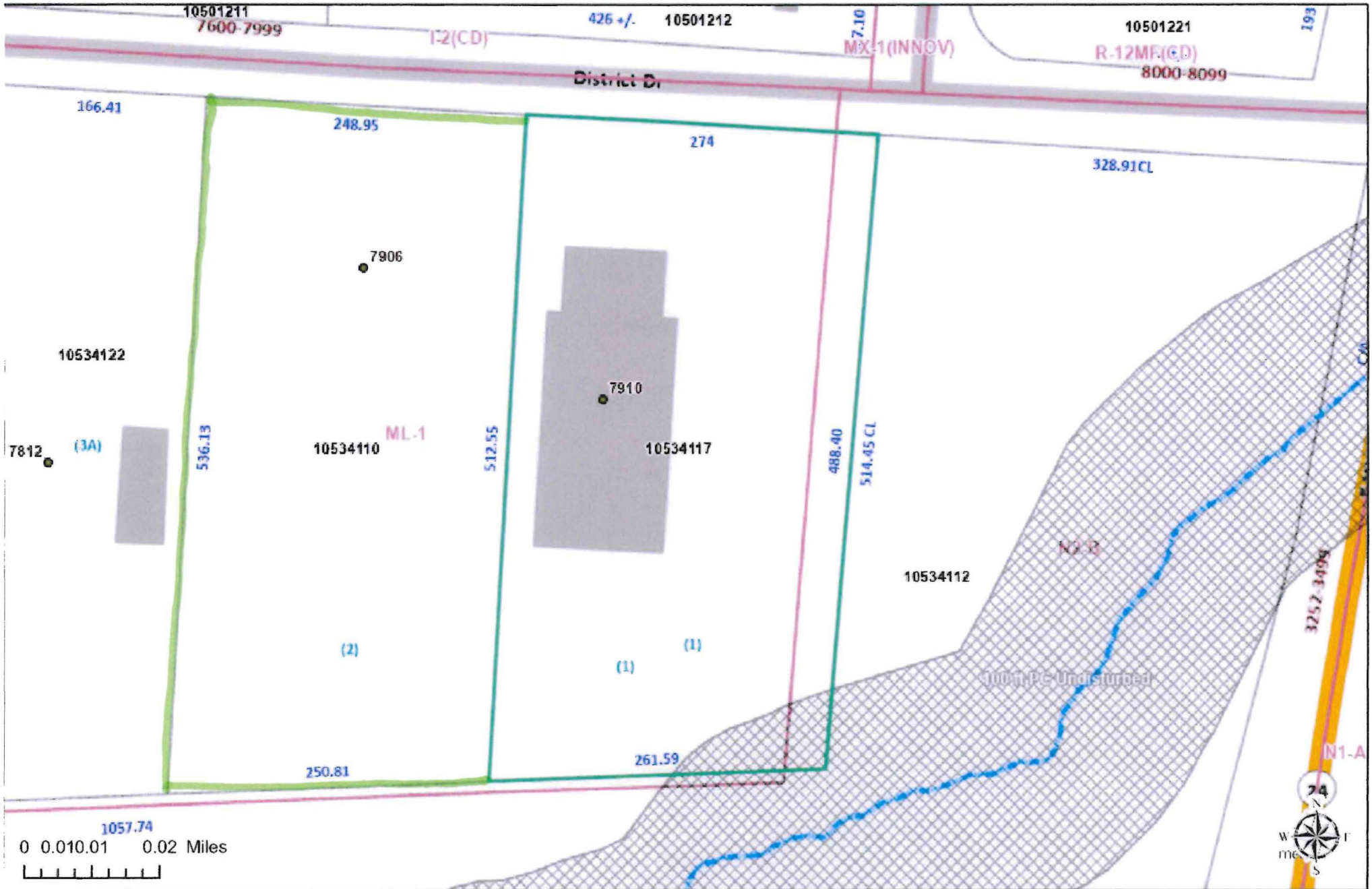


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Polaris Map – Mecklenburg County, North Carolina

7910 District Drive

Date Printed: 12/18/2024 9:33 AM



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Mecklenburg County ~ Property Record Card Property Search

MZ-1

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	I600	Neighborhood	IN07
Land Use Desc	INDUSTRIAL	Land	133729.20 SQUARE FEET
Exemption / Deferment	-	Municipality	CHARLOTTE
		Fire District	CITY OF CHARLOTTE
		Special District	NA
Legal Description	L1 M26-229		

21,978 SF
3.06 Ac.

ASSESSMENT DETAILS

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

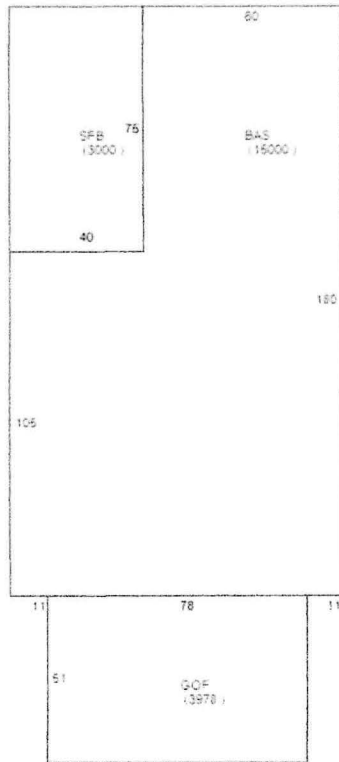
LAND

USE	UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
I600	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	TYPE	QUANTITY	UNITS	VALUE
1994	ASPH PAVING	1	18000	\$28,400

RECENT SALES HISTORY

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	I600	Neighborhood	IN07
Land Use Desc	INDUSTRIAL	Land	130680.00 SQUARE FEET <i>3Act</i>
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

M2-1

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
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KEY INFORMATION

Land Use Code	I600	Neighborhood	IN07 <i>21,978 SF</i>
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Exemption / Deferment	-	Municipality	CHARLOTTE
		Fire District	CITY OF CHARLOTTE
		Special District	NA
Legal Description	L1 M26-229		

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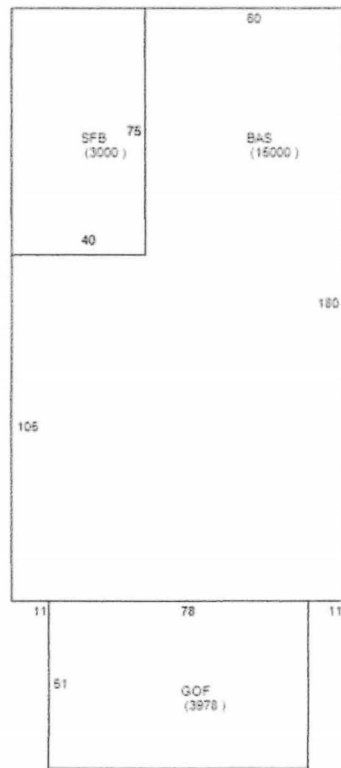
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**FEATURES**

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