

AVAILABLE FOR SALE OR LEASE

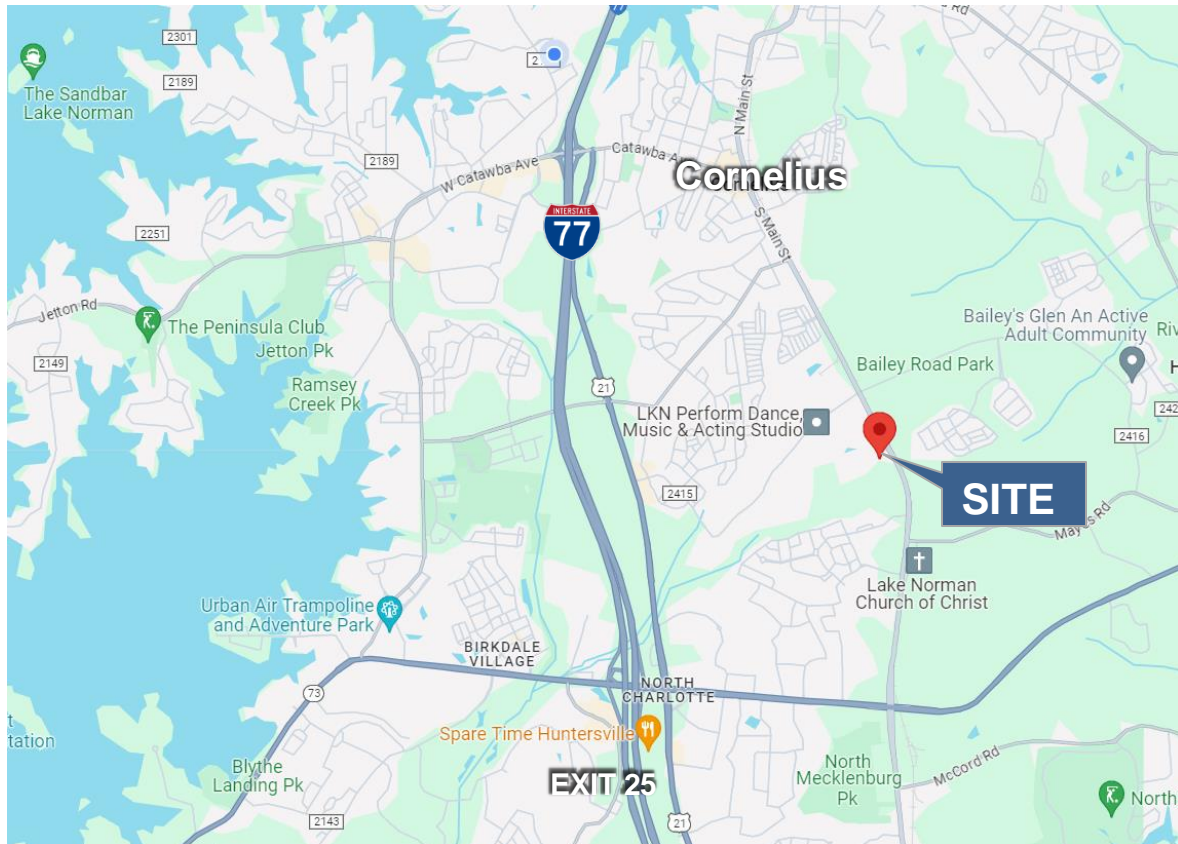
**18335 Old Statesville Road
Unit 107, 108
Cornelius, NC 28031**

5,128 +/- SF

- Tax Parcel ID: 00533146, 00533147
- Zoned: Industrial Campus (IC)
- Former Food broker location
- 5128 SF total
- 3,698 SF office/showroom comprised of
 - Reception area
 - Five 9x10 offices
 - One 11x12 office
 - On 18 x 12 conference room
 - Two bathrooms
 - 1,628 SF showroom (formerly kitchen and meeting room)
- 1430 SF warehouse space
 - Two drive in doors
 - Kitchen hood to stay (all kitchen equipment to be removed)
 - Two Freezers and one refrigerator in warehouse can stay
 - Approximately 625 amps of three phase 208v power.
 - Clear height – approximately 15'
- Tenant plans to vacate at end of the year

SALE PRICE \$ 1,200,000

LEASE PRICE negotiable



CONTACT

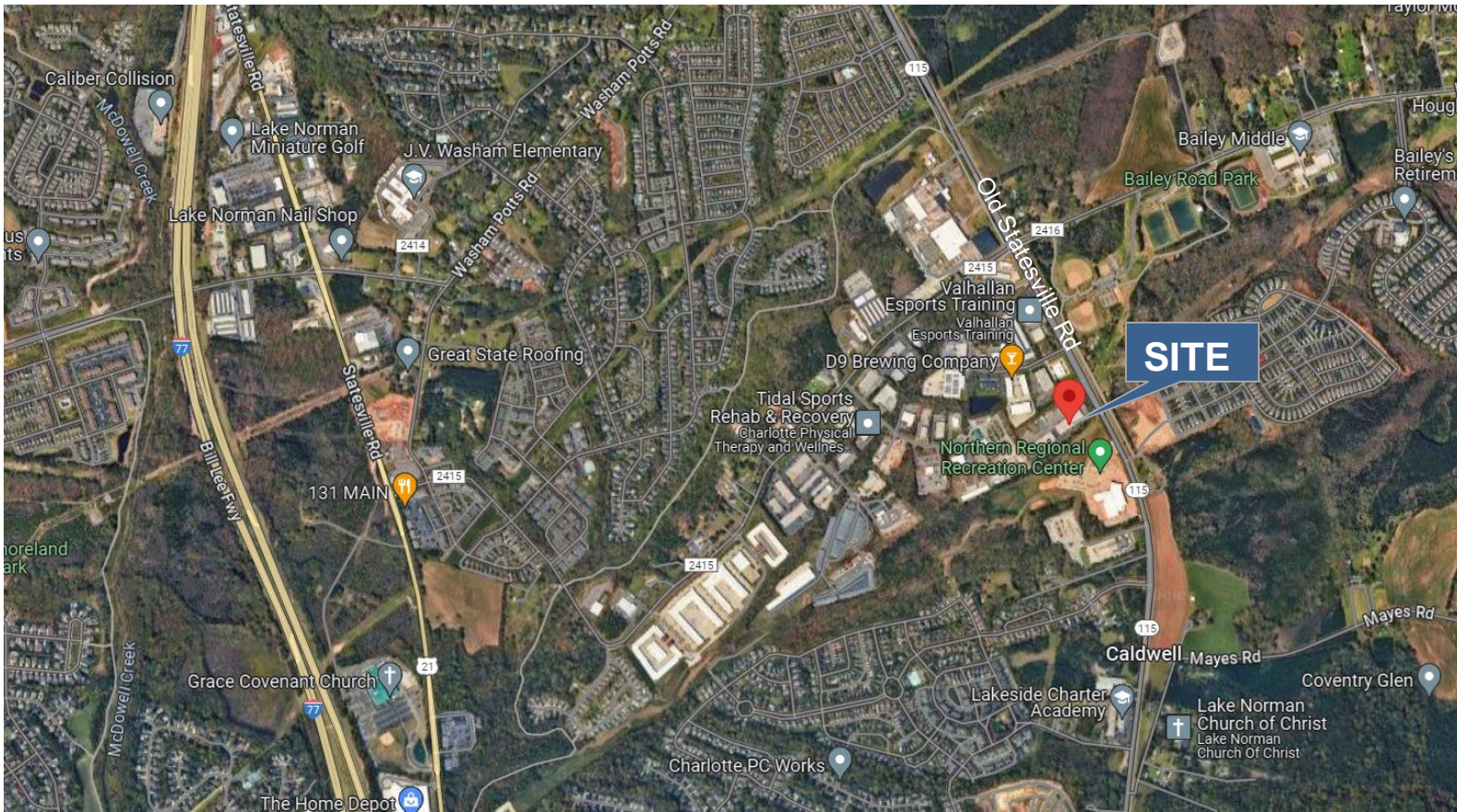
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19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



18335 Old Statesville Road, Cornelius, NC 28031



Demographics

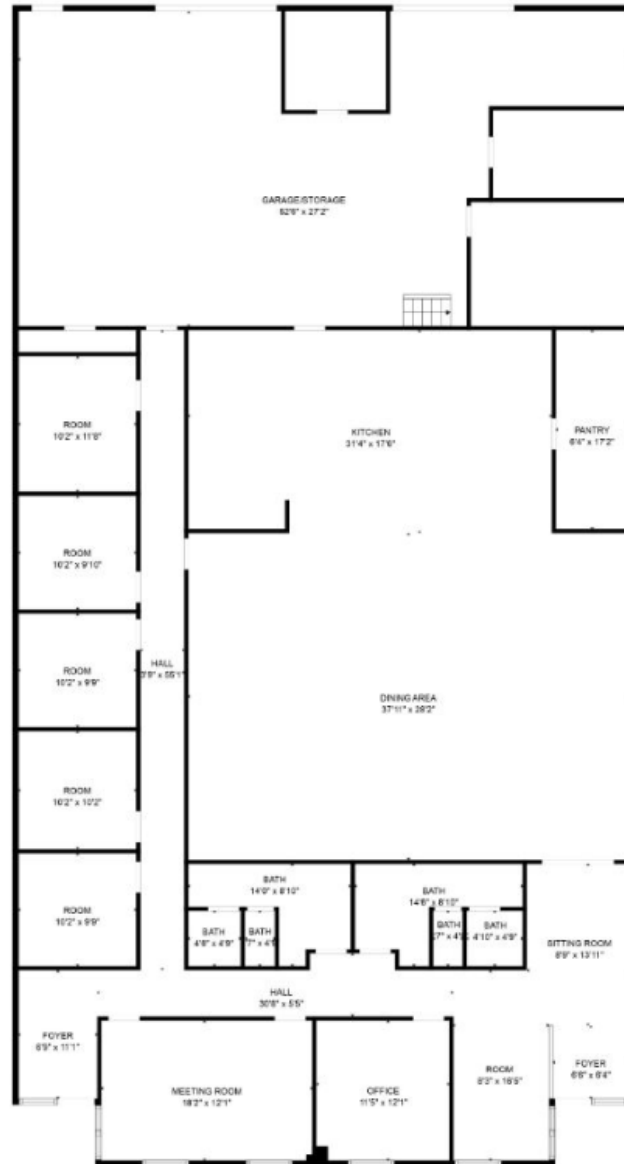
	1 mile	3 mile	5 mile
Population	2,950	31,424	75,430
Average Household Income	\$84,079	\$93,198	\$92,848

Conveniently located:

- 2.0 miles from Downtown Cornelius
- 3.1 miles from Lowes Home Improvement
- 3.8 miles from Birkdale Village

Floorplan

18335 Old Statesville Road
Suite D&E
Cornelius, NC 28031



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

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Photos

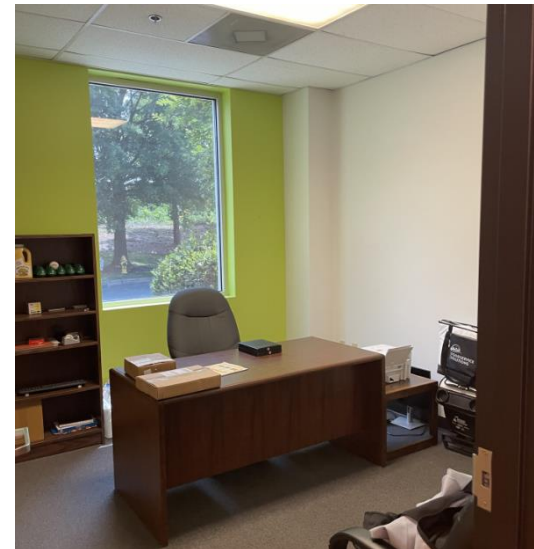
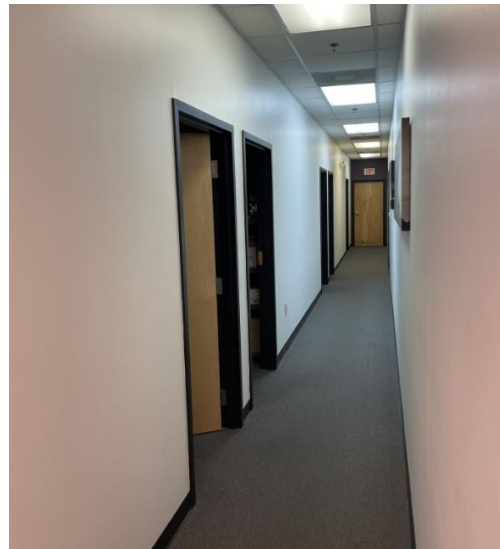


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Commercial Real Estate

Photos



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