

6,000 SF FLEX INDUSTRIAL



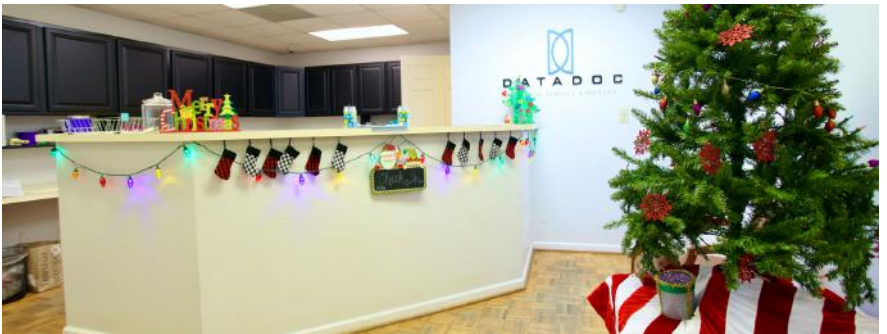
FOR SALE 1700 University Commercial Pl. | Charlotte, NC 28213
NOW AVAILABLE

Freestanding 6,000 SF industrial building on +/-1.72 acres with fenced outdoor storage. This property is privately located at the end of a cul-de-sac and has +/- .75 additional acres for possible building expansion or added outdoor storage. Sale includes an additional 600 SF storage shed. The property features great access to W.T Harris (Hwy 24), N Tryon, I-85, UNCC campus, and many other amenities such as medical offices, banks, retail centers, gyms, and much more. ***The building is tenant occupied, lease expires 2/28/2023.**

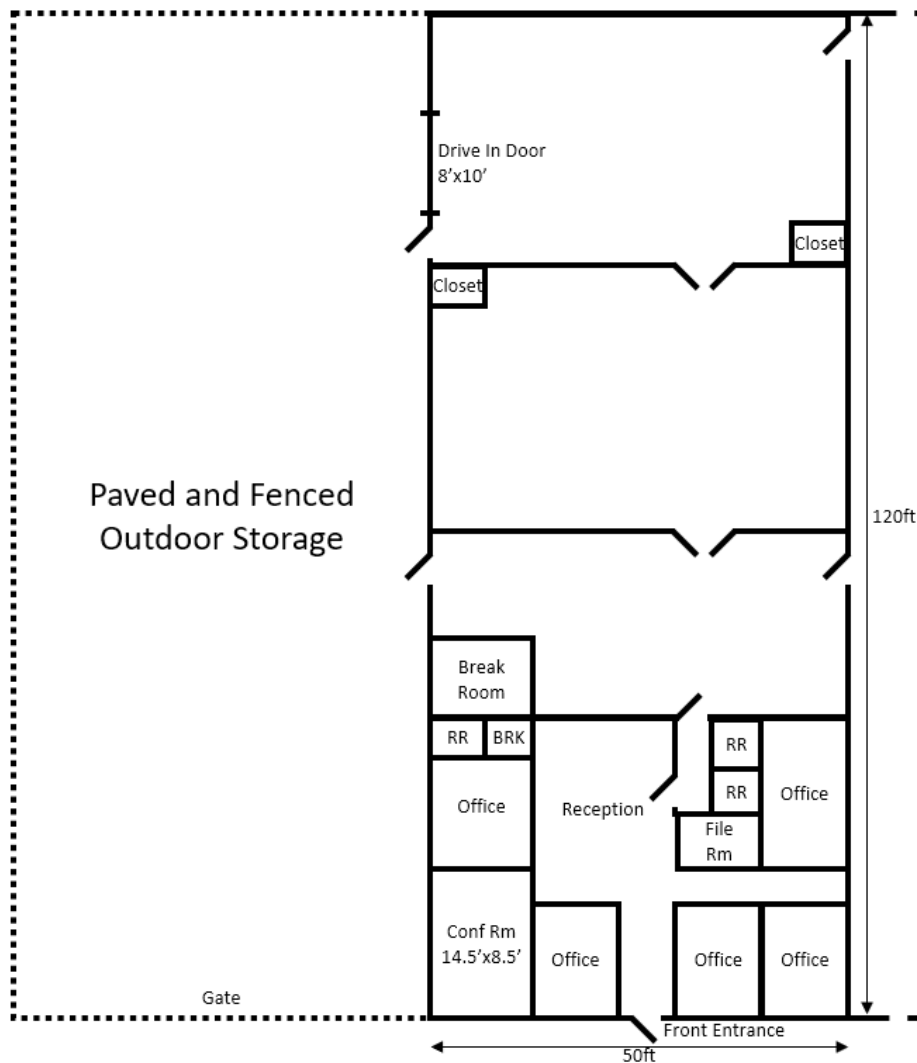
- ✓ PURCHASE PRICE: \$1,200,000
- ✓ 6,000 SF (4,200 W/H & 1,800 OFFICE)
- ✓ +/-1.72 ACRES FOR EXPANSION
- ✓ 1 DRIVE IN DOOR (GRADE LEVEL)
- ✓ ZONED LIGHT INDUSTRIAL (I-1)
- ✓ +/- 22 PARKING SPACES

*All information needs to be independently verified.

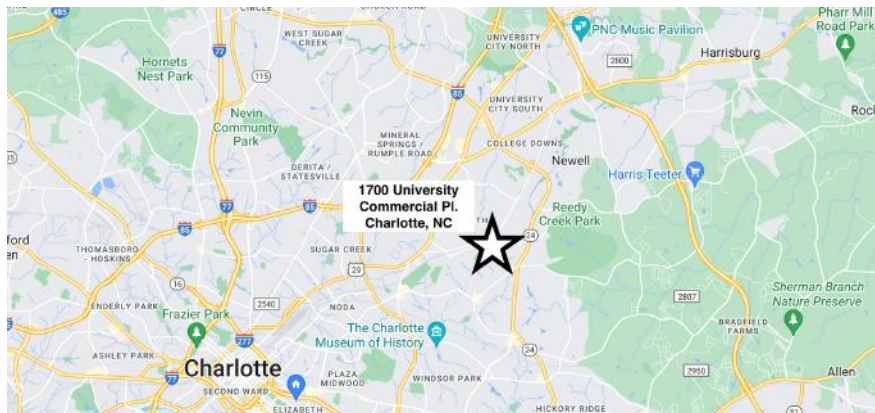
Additional Photos



Floor Plan



Location Overview



Location:

- ± .4 Miles from Old Concord Rd
- ± 1 Miles from W.T Harris Blvd
- ± 1.8 Miles from N Tryon
- ±3.6 Miles from I-85

1700 University Commercial Pl Property & Building Features

Total SF: 6,000 SF

Warehouse: 4,200 SF

Office: 1,800 SF

Storage Shed (Conveys at sale): 600 SF

Year Built: 1979

Total Acres: 1.72 Acres

Zoning: City of Charlotte, I-1 (Light Industrial)

Parking Spaces: +/- 22 Parking Spaces.

Power: Heavy Power, 3 Phase.

Lighting: Fluorescent lighting in offices and warehouse.

Roofing: TPO roof system, replaced in Nov. 2016 (15-year warranty)

Exterior: Sealed brick and masonry construction.

Clear Height (Under Joist): ±10'

Deck Height: ±12'

Column Span: Clear span, no columns.

Drive in Door: (1) One drive-in door.

Drive in Door Dimensions: 10'W X 8'H

Safety: Building fully installed with security alarm sensors, exterior cameras, key code entry.

Floors: Concrete slab in warehouse and office area.

HVAC: (4) Four units serving both the office & warehouse area.

Unit #1: 2017 **Unit #2:** 1984 **Unit #3:** 2014 **Unit #4:** 1996

Internet: Spectrum, High speed fiberoptic.

***Expiration Date of Lease:** February 28, 2023.

Please do not disturb tenant, showings by appointment only.

*All information needs to be independently verified.



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