

Office Flex Warehouse for Sale

13142 Albemarle Rd, Mint Hill, NC 28227



PRICE: \$3,500,000

SIZE: 7,100 SF Total

Front Building - 6,000 SF (3,000 SF warehouse)

Back Building - 1,100 SF

SITE PLAN REFLECTS

ACREAGE AS: 1.179

CITY: Mint Hill

COUNTY: Mecklenburg

AREA: East (CoStar)

ZONING: B-G

PARKING: 20+

COMMENTS:

Building plans available upon request.

Easy I-485 access.

Property conditions subject to verification of interested parties.

YEAR BUILT: 2017

FLOORS: 1

FENCING: Yes

SPRINKLERS: No

DOORS: 2 DI

HVAC: 2 Units Trane 2017

CEILING HEIGHT:

17' to 19' Front building

11' Back building

UTILITY PROVIDERS:

Gas Piedmont Gas

Water Charlotte

Sewer Septic Tank

Electric Duke Energy

B E R T O L I N A

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