

# WAREHOUSE FOR SALE

## 4233 Trailer Drive



<b>PRICE:</b>	\$1,200,000	<b>SIZE:</b> (app from plan buyer verify)	18,018 +/- sf total 4,420+/- sf office 13,598+/-sf warehouse
<b>TAX RECORDS REFLECT ACREAGE AS:</b>	5.75+/-	<b>ZONING:</b>	I-1 & I-2
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Northeast	<b>TAX ID:</b>	04505507
<b>YEAR BUILT:</b>	1967	<b>ROOF:</b>	Original gravel surfaced built up membrane over rigid insulation on a gypsum plank roof deck (2007 quote available upon request)
<b>PARKING:</b>	Ample	<b>FENCING:</b>	Yes
<b>DOCK/DRIVE-IN:</b>	4 DH	<b>SPRINKLERS:</b>	No
<b>CEILING HEIGHT:</b>	14'11" - 16' +/- to deck	<b>FLOORS:</b>	1
<b>ENVIRONMENTAL:</b>	See summary on website (full report available upon request)	<b>HVAC:</b>	Two carrier split systems. One 5 ton carrier condensing unit app. 20 years old. Two 5 ton condensing 9 years old. Also, a 5 ton gas pack rooftop 1995.
<b>COMMENTS:</b>	-	<b>ELECTRICAL:</b>	208y 120 from Duke Energy
		<b>UTILITY PROVIDERS:</b>	Water/Sewer City of Charlotte, Power - Duke Energy, Gas- Piedmont Natural Gas



Ian J. Bertolina  
Bertolina Commercial Real Estate Services, Inc.  
1850 East Third I St., Suite 310  
Charlotte, North Carolina 28204  
(704) 333-9881  
[www.BertolinaCRESI.com](http://www.BertolinaCRESI.com)  
[IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.