

For Sale

±32,478 SF Flex | Office | Warehouse



4345 Morris Park Drive | Mint Hill, NC

For more information contact:

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FLEX | OFFICE | WAREHOUSE

Building Features:

Total SF:	32,487
SF Breakdown:	
1st Floor Office:	10,671
2nd Floor Office:	12,064
Warehouse:	9,743
Acreage:	2.25
Year Built:	1988 & 1997
Addition:	1999
Zoning:	B-D
Parking:	56 spaces
Power:	2000 amps 120/208V
Lighting:	T-5 lights
Roof:	New 060 TPO system, parpet caps, & added 1.5" insulation in 2018
HVAC:	3 new roof-top units, (1) 10-ton in 2017, (2) 5-ton in 2018
Compressed Air:	30hp with 240 gal tank, dryer, in-line filtration new in 2016
Exterior:	Washed, sealed brick, repainted exterior metal doors in 2018

Warehouse Features:

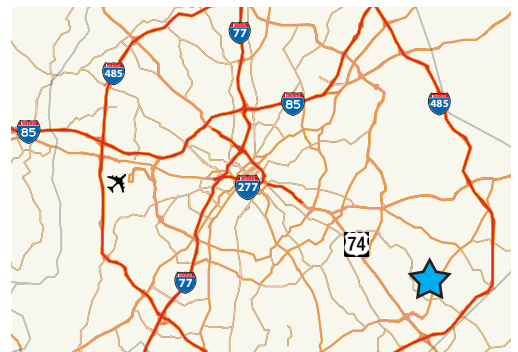
Ceiling Height:	22'-24'
Drive-in Doors:	3
Docks:	1 dock well with EOD leveler
Floors:	Slab on grade
Fiber:	AT&T and Time Warner Cable

Location:

Interstate Access:	±1 mile to HWY 51
	±4 miles to US 74
	±4 miles to I-485

Pricing:

Asking Price:	\$1,800,000
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