



FOR SALE

Carolina Business Park - Warehouse Condo(s) New Construction | \$297,500/ Unit

Total Unit SF:	1,302 SF
Ground Floor:	945 SF (21 ft. Wide X 45 ft. Deep)
Mezzanine:	357 SF (21 ft. Wide X 17 ft. Deep)
New Construction:	Steel with Wood framed partition walls. Wood Stairs to Mezzanine. R-19 Insulation in Demising walls, R-11 in Bathroom walls/ ceiling.
Slab Thickness:	6 in.
Finish:	Sheet-rocked & Primed walls. Sheet-rocked & primed ceiling below mezzanine and in bathrooms. Conduit exposed in ceiling. No Sheetrock at ceiling of steel structure. Mezzanine flooring is plywood. Pony wall in Mezzanine. Wood Stairs with Railing. Bathroom flooring is concrete (with floor drain).
Parking:	Marked Parking spots are first come first serve. Parking in front of units is not designated in Condo Declarations but is not discouraged.
Access:	One Key Fob issued for Entrance Security Gate. Intercom on Gate for Guests to call Unit Owner for access. Intercom rings to Owner's cell phone, or other phone number of owner's choice.
Clear Height:	14 ft. Clear height below Mezzanine. 8-10 ft. clear height above mezzanine.
Roll-Up Door:	Chain hoist, viewing window for light. Unit #'s: 2, 7, 10, & 15: 12 ft. Wide X 14. Ft tall Roll- Up Door All other Unit's: 14 ft. X 14 Ft. Roll up Door
Man Door:	36" ADA Accessible
Power:	125 A Panel. 120/208 3 – Phase. (1x) 50 Amp circuit. Rough in box above and below panel for additional electrical needs.
Heat Systems:	Electric Heat, controlled with wall thermostat. (2) wall heaters in lower storage area, (2) wall heaters in upper mezzanine area, (1) wall heater in the bathroom.
Bathroom:	ADA Shower, Standard Pedestal Sink, Toilet, Hot Water. Hard Lid 7' High. R-11 in bathroom walls/ ceiling.

Gage Commercial Real Estate

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Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.



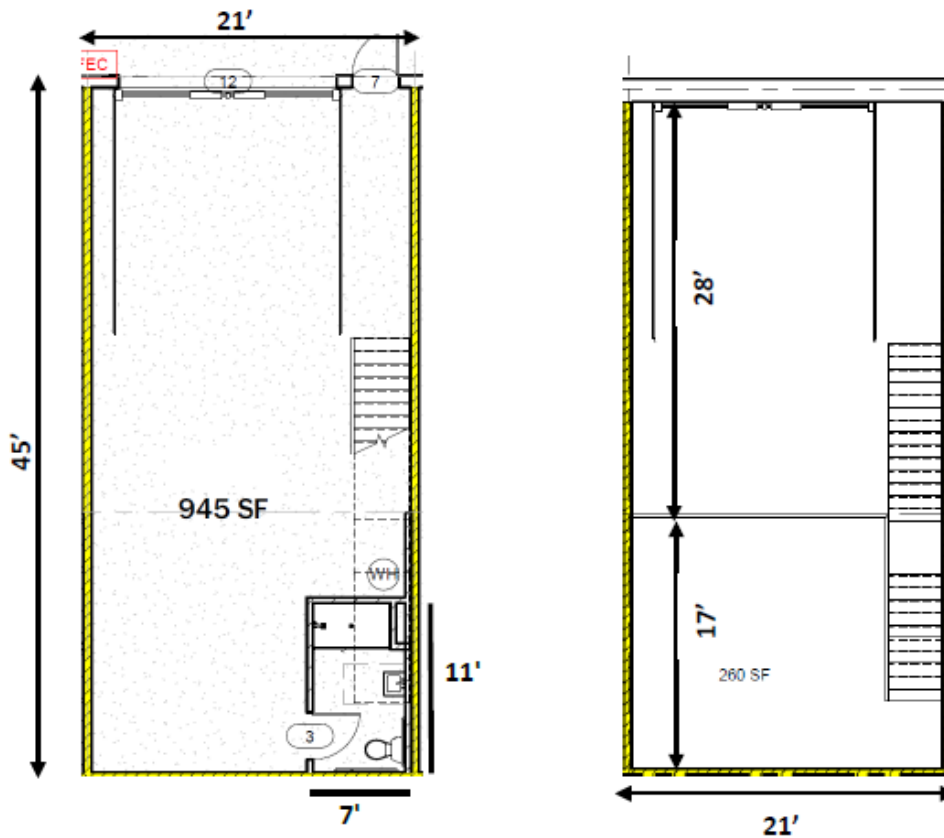
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Carolina Business Park Warehouse Condo(s) In-line Units Available: \$297,500

Internet:	Comcast. Signal Booster on each end of building for minimal signal loss.
Lighting:	LED throughout
Fire Sprinklers:	Yes
Utilities:	Separately metered Electric. Water is Sub-Metered. Comcast Internet.



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Photos, Plans, Budget & Spec



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