

Warehouse Building For Sale

► 4337 Barringer Drive

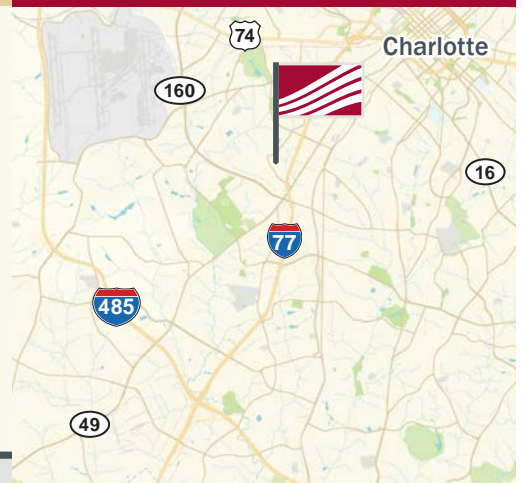
4337 Barringer Dr, Charlotte, NC 28217



I-2 Warehouse for Sale

- ±175,000 total square feet with 7,600 SF office
- Zoned I-2 Heavy Industrial
- ±9.48 acres with fenced outside storage
- 11 Dock high doors and 1 grade level door
- 100% sprinklered
- Excellent access to I-77 and Charlotte-Douglas Airport
- Potential for lease-back by current owner on 125,000 SF

For Sale



Pricing

For Sale: \$6,985,000

► Contact

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► Property Specifications

4337 Barringer Dr
4337 Barringer Dr, Charlotte, NC 28217



| | |
|---|---|
| Location City, State, Zip County Cross Street | 4337 Barringer Drive Charlotte, NC 28217 Mecklenburg Pressley Road |
| SQ FT Breakdown Building 1: Building 2: Total Square Footage: | 125,000 50,960 175,960 |
| Acreage | 9.48 |
| Tax ID# | 14527102 |
| Zoning | I-2 |
| Date of Construction | Building 1: 1974; Building 2: 1984 |
| Condition | Excellent |
| Major Highways I-77 I-85 I-485 Airport | 1 mile 6.5 miles 5.5 miles 6 miles |

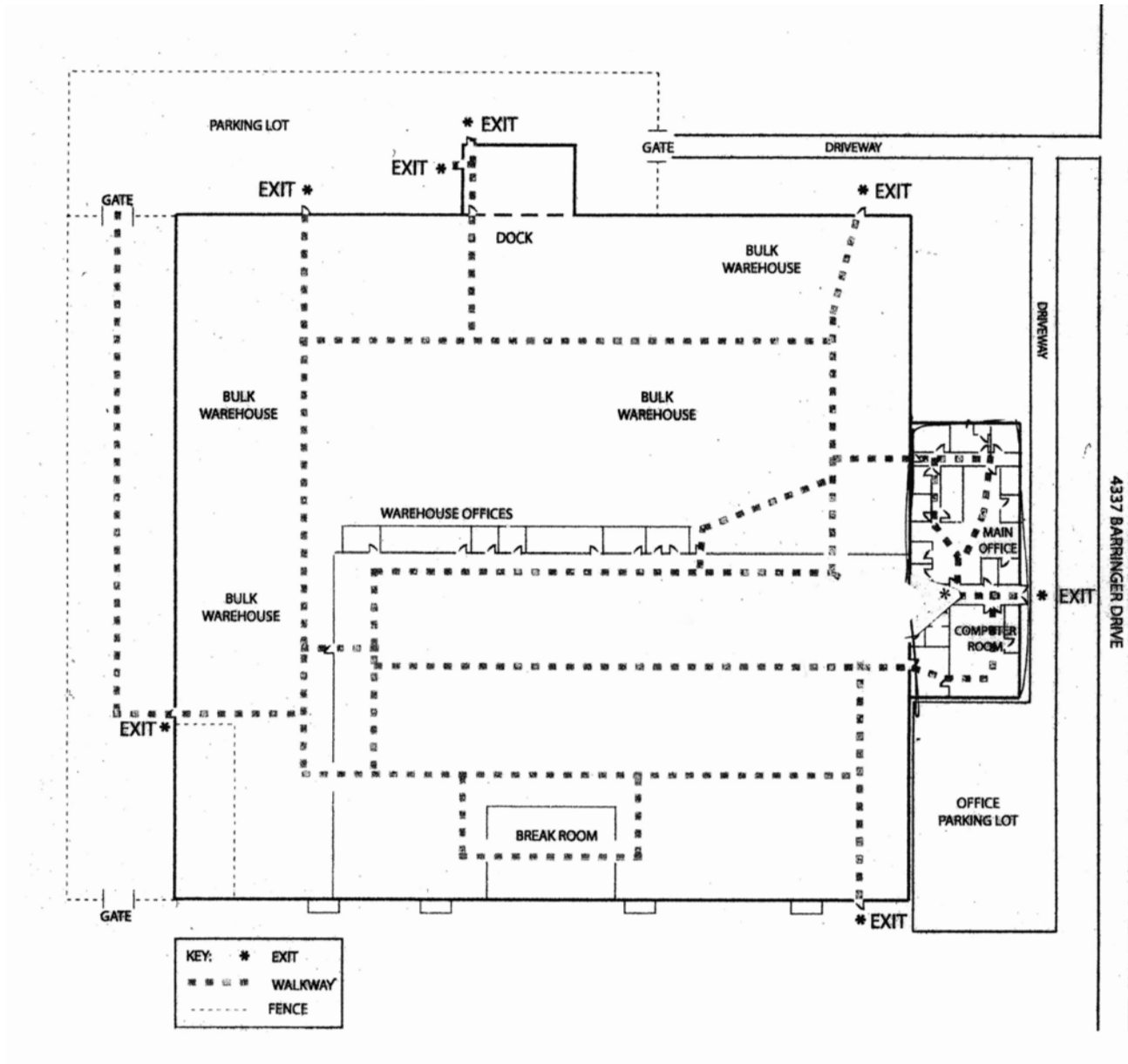
► Building 1: Specifications

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| | |
|---|---|
| Building Name | Lorraine Home Fashions |
| SQ FT Breakdown | |
| Processing/Manufacturing: | 49,200 |
| Office: | 6,100 |
| Warehouse: | 69,700 |
| Total Square Footage: | 125,000 |
| Building Dimensions | Warehouse/Manufacturing Building: 300'x400' |
| Date of Construction | 1974 |
| Condition | Excellent |
| Floors | Concrete: tile over concrete in manufacturing area |
| Walls | Metal |
| Roof | Metal |
| Ceiling Heights (Under Joist) | 12' - 16' 9" |
| Column Type | Steel |
| Column Spacing | 50' x 25' |
| Dock High Doors | 4 |
| Size | 8' x 8' |
| Levelers | none |
| Other Features | Seals & bumpers *additional outside concrete dock platform with 2 truck positions |
| Drive-in Doors | none |
| Truck Court (Depth) | 100' completely fenced-in |
| Air Conditioning | Office & manufacturing areas |
| Heating | Electric heaters in warehouse |
| Sprinkler | Wet system |
| Lighting | T-8 |
| Compressed Air | none |
| Utilities | |
| Power Source | Duke Energy |
| Primary | 3 Phase 480 Volt, 1900 amps |
| Secondary | 3 Phase 277 Volt |
| Water | City of Charlotte |
| Sewer | City of Charlotte |
| Gas | Piedmont Natural Gas |
| Other | 3 wall-mounted exhaust fans |

► Building 1: Floor Plan

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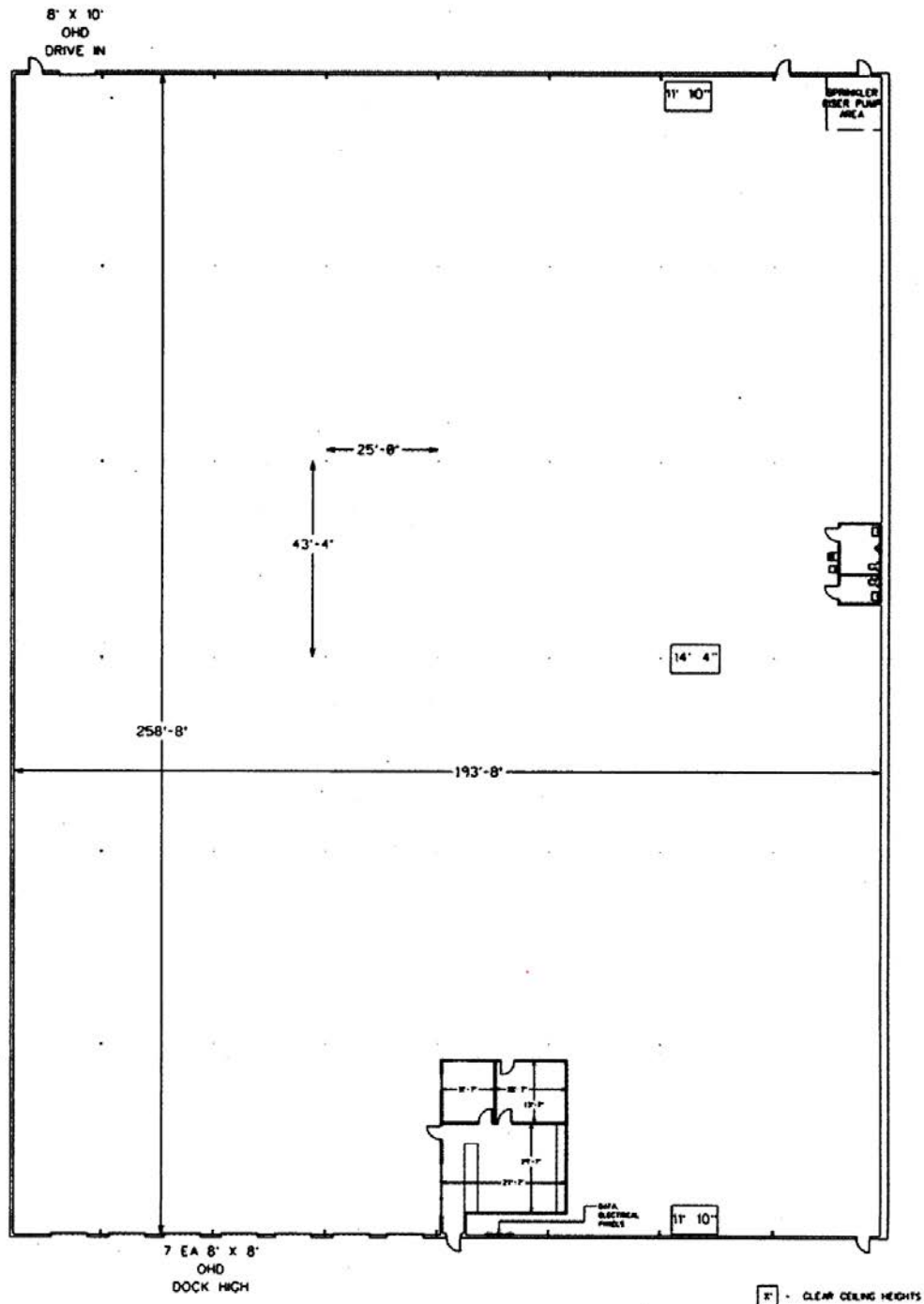
► Building 2: Specifications

4337 Barringer Dr
4337 Barringer Dr, Charlotte, NC 28217

| | |
|---|--|
| SQ FT Breakdown | |
| Office: | 1,500 |
| Warehouse: | 49,460 |
| Total Square Footage: | 50,960 |
| Date of Construction | 1984 |
| Condition | Excellent |
| Floors | Concrete |
| Walls | Metal |
| Roof | Metal |
| Ceiling Heights (Under Joist) | 12' - 14' |
| Column Type | Steel |
| Column Spacing | 25' x 43' |
| Dock High Doors | 7 |
| Size | 8' x 8' |
| Drive-in Doors | 1 |
| Size | 8' x 10' |
| Truck Court (Depth) | 107' Concrete (possible to expand to 150') |
| Air Conditioning | Office only |
| Heating | HVAC in office, none in warehouse |
| Sprinkler | High density wet system |
| Lighting | Fluorescent |
| Compressed Air | none |
| Utilities | |
| Power Source | Duke Energy |
| Primary | 3 Phase 600 Volts |
| Water | City of Charlotte |
| Sewer | City of Charlotte |
| Gas | Piedmont Natural Gas |
| Optional Equipment | none |

► Building 2: Floor Plan

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