

# INDUSTRIAL OFFICE WAREHOUSE FOR SALE

## 5030 Smith Farm Road



<b>PRICE:</b>	\$2,995,000	<b>SIZE (approx):</b>	20,250 +/- sf total 6,250 +/- sf office
<b>ACREAGE:</b>	2.497 +/-	<b>ZONING:</b>	Commercial 74 (Stallings)
<b>COUNTY:</b>	Union	<b>CITY:</b>	Stallings
<b>AREA:</b>	Stallings, Union County	<b>TAX ID:</b>	07105006D
<b>YEAR BUILT:</b>	1987	<b>ROADS:</b>	City of Stallings Maintained
<b>PARKING:</b>	Ample	<b>FENCING:</b>	No
<b>DOCK/DRIVE-IN:</b>	3DH, 1 DI	<b>SPRINKLERS:</b>	No
<b>CEILING HEIGHT:</b>	18' +/- to deck	<b>FLOORS:</b>	1
<b>ELECTRICAL:</b>	220/240 3 phase	<b>UTILITY PROVIDERS:</b>	Water/Sewer-Union Power-Union Gas-Blossman Propane Gas Tank
<b>COMMENTS:</b>	- 1986 Site Evaluation Can Be Provided - No Environmental Report Available		



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