

FLEX BUILDING AND LAND FOR SALE OR LEASE

2021 Cross Beam Drive



PRICE:	\$2,700,000 sale, \$13.50 psf nnn lease	SIZE (approx):	11,618 +/- sf total
ACREAGE:	Building 1.23+/-, Lot 1.27+/-, Total 2.50+/-	TAX ID:	14106404 Building 14106406 Lot
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Airport	ZONING:	BD-CD
YEAR BUILT:	1996	ROADS:	City Maintained
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	-	SPRINKLERS:	No
CEILING HEIGHT:	12' to deck	FLOORS:	1
ROOF:	Work performed June 2021, 5 new white collection boxes, 3x4 white downspouts, (one routed around window), .60 mil TPO flue fill system (John Manville membrane manufacturer)	ELECTRICAL:	2, 3 phase 120 v (From Duke Energy)
HVAC:	TWO 4ton Lennox Heat Pumps 10 years old, ONE 6ton Rheem Heat Pump 1 year old, TWO Goodman Heat Pumps approx. 20-years-old connected to Daikin 4-to-6-ton air handler approx. 6 years old, TWO Mitsubishi mini split 1ton units 10 years old, ONE Mitsubishi minis split 1.5tons 10 years old		
COMMENTS:	-Environmental information on lot only, provided upon request. -Building plans available upon request -Survey lot only -Coffee Creek Business Park (park documents available upon request) -2340 Center Park Drive (Lot)		



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