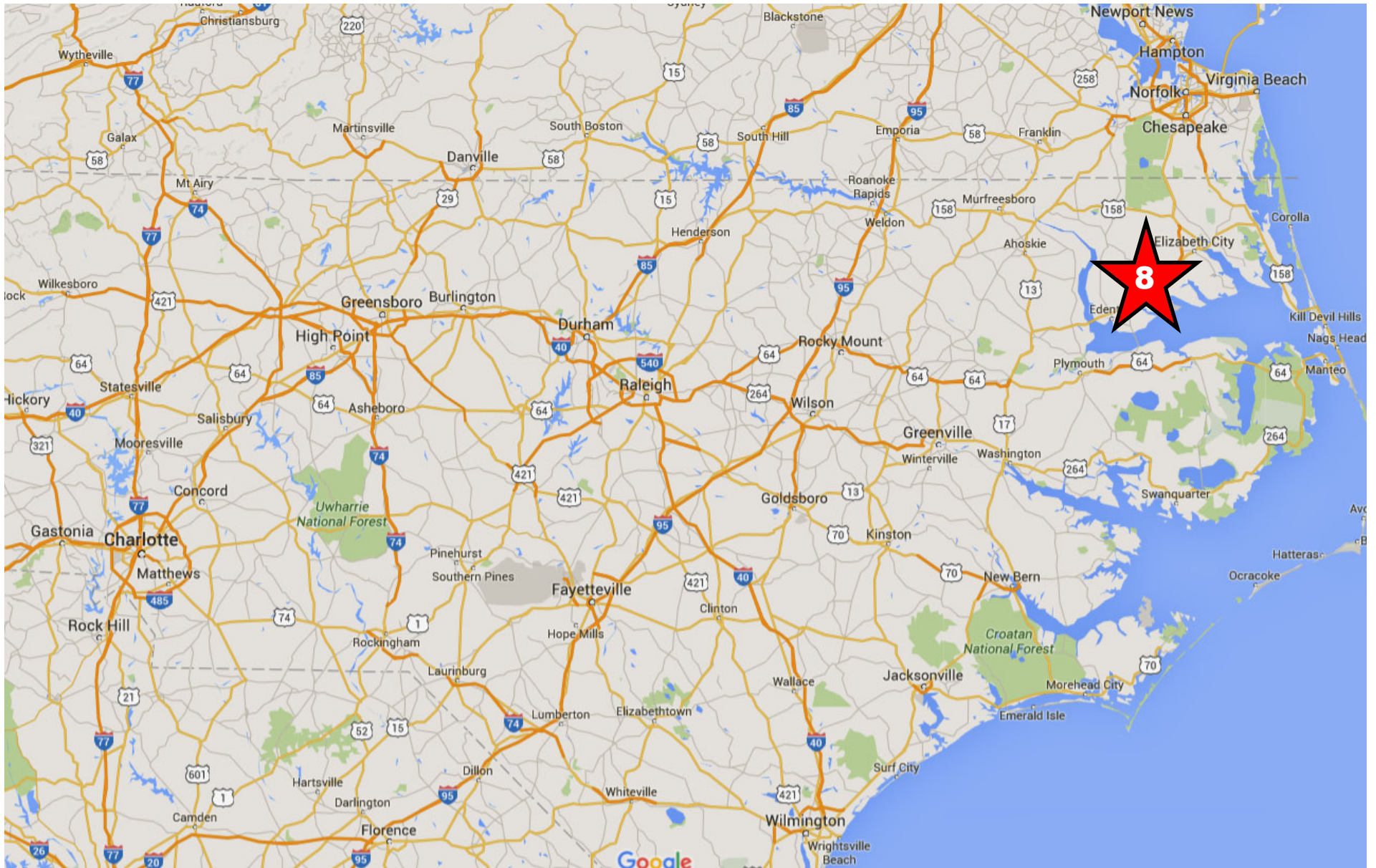


# POWERMAX - USA

*NCEast Project Max*



FOR SALE

# SHOWROOM/OFFICE/WAREHOUSE

1054 HARVEY POINT ROAD

HERTFORD, NC 27944

PRICE REDUCED TO \$28 PSF



## PROPERTY OVERVIEW

- + Building Area
  - Warehouse: 27,500 SF
  - Showroom/Office: 2,500 SF
  - TOTAL: 30,000 SF
- + 10 AC Site with +/- 1.15 AC fenced and stabilized yard
- + Pre-Engineered, Freespan metal building built in 1988
- + Separated for separate suite if needed, with separate power-meter base
- + Ceiling heights with clear span & 26' ceiling height at eaves and 27' clear at peak
- + Power: 400A 120/208V
- + Fully sprinklered - Wet sprinkler system in warehouse
- + Loading
  - (3) docks 10x10 insulated doors
  - (2) Grade-Level Doors
    - (Large motor-driven drive-in door 20'x14')
- + Ample on-site parking and gravel, fenced yard
- + Lighting: metal halide fixtures and skylights
- + Parking: 46 free surface spaces (approx.)
- + Potential for racking to convey
- + **Reduced to \$845,000! (\$28.17 PSF)**



# FOR SALE

## SHOWROOM/OFFICE/WAREHOUSE

1054

HARVEY POINT ROAD  
Hertford, NC 27944



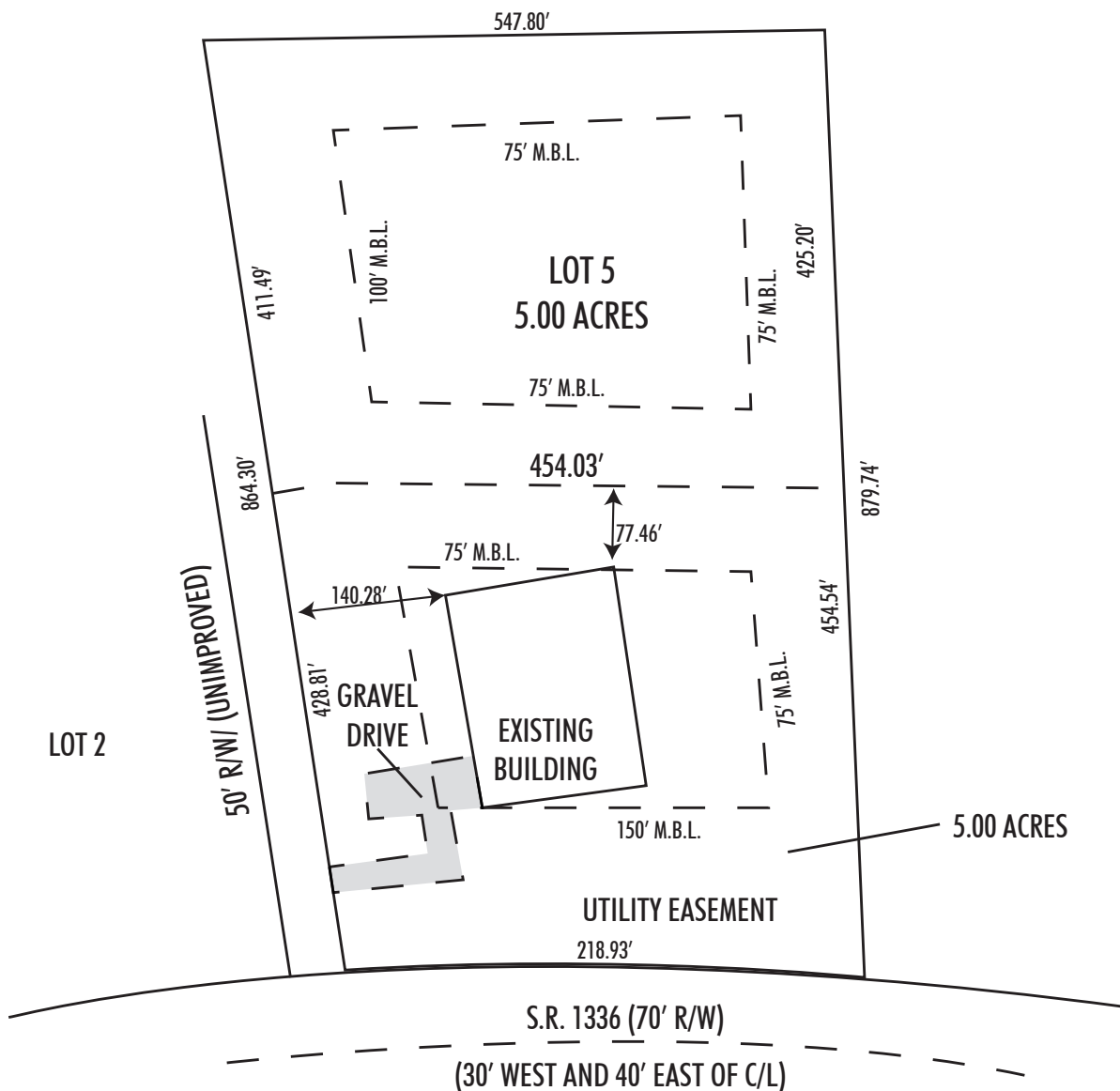
### TAX ASSESSMENTS

+ Building Value	\$ 557,900
Out Building Value	\$ 65,500
Land Value	\$ 175,000
Total Assessed Value	\$ 798,400

+ Annual Tax Liability \$8,303.36



### SITE PLAN





FOR SALE  
**SHOWROOM/OFFICE/WAREHOUSE**

1054  
**HARVEY POINT ROAD**  
Hertford, NC 27944



PROPERTY **AERIAL**



FOR SALE

**SHOWROOM/OFFICE/WAREHOUSE**

1054

**HARVEY POINT ROAD**

Hertford, NC 27944

