

OFFICE WAREHOUSE FOR SALE

3139 Westinghouse Blvd



PRICE:	\$1,995,000	SIZE (approx):	20,948+/- sf
TAX RECORDS REFLECT ACREAGE AS:	2.12+/-		Unit A-4,585 +/- sf (2,967 +/- sf wsh)
COUNTY:	Mecklenburg		Unit B 6,194 +/- sf (3,295 +/- sf wsh)
AREA:	Southwest		Unit C 10,169 +/- sf (6,636 +/- sf wsh)
CITY:	Charlotte		All sizes approximate
ZONING:	I1 & a small piece of I2		
YEAR BUILT:	1981	TAX ID:	20116103
PARKING:	Ample	ROOF:	Units A & B 2014, Unit C 2019, (roof report available upon request)
DOCK/DRIVE-IN:	1 DI, 3 DH	FENCING:	No
CEILING HEIGHT:	18'6" to 19' 1" +/-	SPRINKLERS:	Units A & C no sprinkler, Unit B sprinklered
UTILITY PROVIDERS:	-Water/Sewer City of Charlotte -Power - Duke Energy -Gas- Piedmont Natural Gas	HVAC:	-Suite A , front to rear, 1 - 3 ton Carrier 2004, 1 - 4 ton Carrier 2008, 1 - 4 ton Carrier 2004 -Suite B, front to rear, 1 - 3 ton Allied 2019, 1 - 4 ton Carrier 2008, 1 - 4 ton Carrier 2012continued on page 2 -Suite C, warehouse 1 - 15 ton Trane 2015, office 1 - 7.5 ton Rheem 1999, 1 - 2.5 ton, make unknown 2001
ROADS:	-Westinghouse Blvd state maintained -Fruehauf Drive city maintained		
FLOORS:	1		
COMMENTS:	- No environmental available - Warehouse conditioned in all units - Ideal for owner occupant looking for income or an investor - 2 short term leases in place. Call for details.	ELECTRICAL:	From Duke Energy to the building Units A and B 208y/120 Unit C is 480y/277 3 Phase



Ian J. Bertolina
Bertolina Commercial Real Estate Services, Inc.
 1850 East Third 1 St., Suite 310
 Charlotte, North Carolina 28204
 (704) 333-9881
www.BertolinaCRESL.com
IB@BertolinaCRESL.com

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Any acreage or square footage information, and all other information contained herein, has been obtained by the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. While we have no reason to doubt its accuracy, we do not guaranty it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein.