

# INDUSTRIAL SALE LEASEBACK

## 2601 Westinghouse Blvd



<b>PRICE:</b>	\$3,300,000	<b>SIZE (approx):~</b>	107,601 +/- sf total front building-54,134 +/- sf 13,331 +/- sf office back building -40,135+/- sf
<b>ACERAGE:*^</b>	13.77+/-	<b>ZONING:^</b>	I1
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Southwest	<b>TAX ID:</b>	20117113
<b>YEAR BUILT:</b>	1982, 1990	<b>ROOF:</b>	-
<b>PARKING:</b>	Ample	<b>FENCING:</b>	-
<b>DOCK/DRIVE-IN:</b>	4 DH 1 DI front building 3 DH 2 DI back building	<b>SPRINKLERS:</b>	Yes
<b>CEILING HEIGHT:</b>	22'+/-	<b>FLOORS:</b>	1
<b>WATER/SEWER:^</b>	2in domestic, 1in irrigation, 8in fire line	<b>HVAC:</b>	-
<b>EXPENSES:</b>	2012 Taxes \$35,283 2012 Insurance ?	<b>ELECTRICAL:^</b>	480Y/277, 3 Phase
<b>COMMENTS:</b>	-Phase I ?	<b>UTILITY PROVIDERS:</b>	Duke Energy / Piedmont Natural Gas



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 We have no reason to doubt its accuracy, but we do not guarantee it.

Tax records \*  
 Survey~  
 Buyer verify ^  
 No information available +