

WAREHOUSE DISTRIBUTION FOR LEASE

13315 SOUTH RIDGE DRIVE

LEASED



PRICE:	\$12.25 nnn psf \$3.63 TICAM (available first quarter 2024)	SIZE (approx):	6,712 +/- sf total (approximate)
COUNTY:	Mecklenburg	ZONING:	II CD
SPRINKLERS:	No	CITY:	Charlotte
PARKING:	Ample	ELECTRICAL:	208/120V-3 phase 4 wire 600 amps
DOCK/DRIVE-IN:	2 DH	UTILITY PROVIDERS:	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas
CEILING HEIGHT:	18'		
COMMENTS:	- South Point Business Park - New address will be 13315 South Ridge Drive, Charlotte, NC 28273		

B E R T O L I N A

commercial real estate services inc.

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

www.BertolinaCRESI.com

IB@BertolinaCRESI.com

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from 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. We have no reason to doubt its accuracy, but we do not guarantee 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. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.