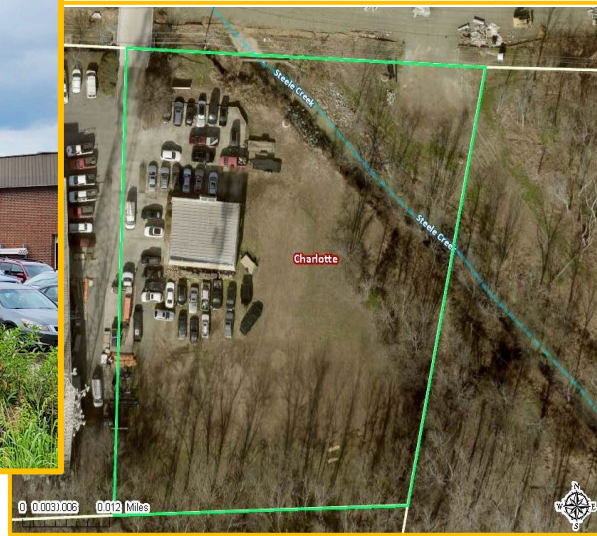


REDUCED

FLEX OFFICE WAREHOUSE FOR SALE

3101 Westinghouse Blvd



PRICE:	\$1,100,000	BUILDING PLANS REFLECT	
TAX RECORDS REFLECT		SIZE AS (approx.):	2,006 +/- sf (822 +/- sf warehouse)
ACREAGE AS:	1.51+/-	ZONING:	ML-1 (Manufacturing & Logistics Zoning District)
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	20116126
YEAR BUILT:	1988	ROOF:	Original
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	1 DI	SPRINKLERS:	No
CEILING HEIGHT:	14' (see website for building plans)	FLOORS:	1
ROADS:	See website attachment	HVAC:	Provided upon request (2016 invoice)
ENVIRONMENTAL:	None available	UTILITY PROVIDERS:	Water/Sewer-City of Charlotte Power-Duke Energy Gas-No gas to the building
COMMENTS:	-Zoning resources: Zoning Translation Zoning Use Regulations -Partial building occupant month to month tenant. Can remain post-closing, negotiable -Building expansion possible (see plans)		

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

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