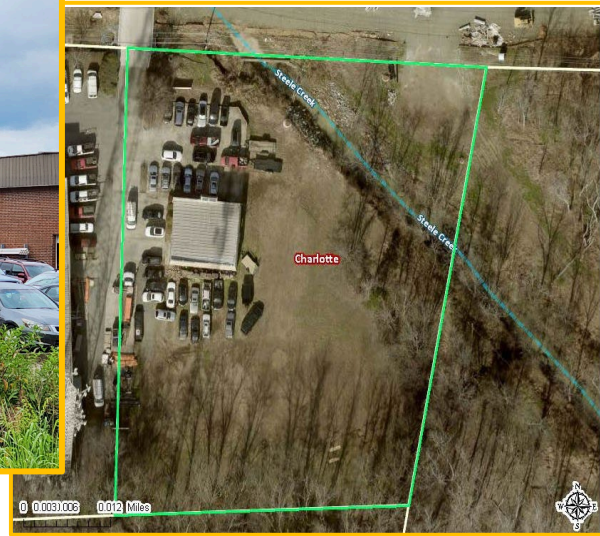


REDUCED

FLEX OFFICE WAREHOUSE FOR SALE

3101 Westinghouse Blvd



PRICE: \$995,000

**TAX RECORDS REFLECT
ACREAGE AS:** 1.51+/-

COUNTY: Mecklenburg

AREA: Southwest

YEAR BUILT: 1988

PARKING: Ample

DOCK/DRIVE-IN: 1 DI

CEILING HEIGHT: 14' (see website for building plans)

ROADS: See website attachment

ENVIRONMENTAL: None available

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)
- Property conditions subject to verification by interested parties.

BUILDING PLANS REFLECT

SIZE AS (approx.): 2,006 +/- sf (822 +/- sf warehouse)

ZONING: ML-1 (Manufacturing & Logistics Zoning District)

CITY: Charlotte

TAX ID: 20116126

ROOF: Original

FENCING: No

SPRINKLERS: No

FLOORS: 1

HVAC: Provided upon request (2016 invoice)

UTILITY PROVIDERS: Water/Sewer-City of Charlotte
Power-Duke Energy
Gas-No gas to the building

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.