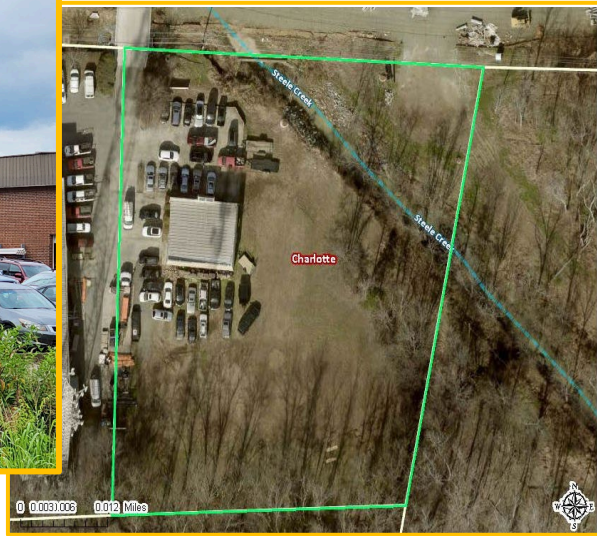


SOLD

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

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