

**REDUCED**

# Office Warehouse for Lease

## 10617 Southern Loop Blvd



**LEASE RATE:** \$13.25 NNN  
**TICAM:** \$1.02

**BUILDING PLAN REFLECTS SF AS:**

**Total** - 30,080 +/- sf  
**Office** - 8,846 +/- sf  
**Warehouse** - 21,234 +/- sf

**CITY:** Pineville **COUNTY:** Mecklenburg

**HVAC:** 9 Rooftop Units

**DOCK DOORS:**

1 DI, 1 DH – plus 1 knockout for 2nd DH

**ZONING:** ML-2

**PARKING:** Ample

**EXPENSES:** \$.61 (Real Estate Taxes \$18,290.55 (2023) )  
\$.43 Building insurance \$13,000

**COMMENTS:**

Conditioned warehouse / racks to remain.  
Easy Westinghouse Blvd. / 77 s and 485 Hwy access.  
Backup generator office only. Southern Loop Business Park  
Property conditions subject to verification by interested parties.

**Tax Records**

**ACREAGE AS:**

**Total:** 2.060 acres

**TAX ID:** 20514303

**YEAR BUILT:** 1990

**SPRINKLERS:** No

**FLOORS:** 1

**ROOF:** Partial Roof Replacement 2018 / 2019

**FENCING:** No

**ROAD MAINTENANCE:** City of Charlotte

**CEILING HEIGHT:** 20.77' to 28.14' +/-

**ELECTRICAL:** Heavy Power

**UTILITY PROVIDERS:**

Gas Piedmont Gas  
Water / Sewer City of Charlotte  
Electric Duke Energy



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