Office Warehouse for Lease
10617 Southern Loop Blvd

REDUCED

LEASE RATE: $12.50 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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