

REDUCED

Office Warehouse for Lease

10617 Southern Loop Blvd



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



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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