

# Office Warehouse for Sale Lease

## 10617 Southern Loop Blvd



**LEASE RATE:** \$12.50 NNN TICAM: \$1.02  
**SALE PRICE:** \$6,016,000

**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.

Easy Westinghouse Blvd. / 77 s and 485 Hwy access.

Southern Loop Business.

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](http://www.BertolinaCRESI.com) | [IB@BertolinaCRESI.com](mailto: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.