

WAREHOUSE FOR SALE OR LEASE

10901 Carpet St.



SALE PRICE: \$8,250,000
LEASE RATE: \$8.25 NNN Taxes \$0.44
CITY: Charlotte
COUNTY: Mecklenburg
AREA: State Line
PARKING: 20+
ROOFING: Three roofs - Durolast 50 Mil over 3/8" Durolast XPS Hybrid board or 2" ISO insulation.

Office - 2017, 15-year warranty
Warehouse 1 - 2018, 15-year warranty
Warehouse 2 - 2025, 15- or 20-year warranty
Warehouse 3 - 2021, 20-year warranty

COMMENTS:
- Easy freeway access I-77 South and 485
- Area plan <https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=4dc02a1a85974085af7b36c33474efe0>
- Plans available upon request
- No current geotechnical report available
- Property conditions subject to verification by interested parties.
- Compressed air

TAX ID: 20305408
SIZE: Total: 73,300 +/- SF
Office - 3,749 +/-SF (includes 768 SF 2nd floor warehouse office)
Warehouse 1 - 19,166 SF +/-
Warehouse 2- 15,000 SF +/-
Warehouse 3 - 35,385 SF +/-

SURVEY ACRES: 3.44
ZONING: ML-2
YEAR BUILT: Warehouse 1 - 1972
Warehouse 2 - 1980
Warehouse 3 - 1985

SPRINKLERS: Yes
FLOORS: 1 with 2 story warehouse office
FENCING: No
ELECTRICAL: Heavy Power (2 meters)
HVAC: Two 3-ton Trane Units - 2014 & 2017
DOCK DOORS: 8 DH, 1 DI
DOCK WELLS: None
LEVELERS: 3
ROAD: City of Charlotte
MAINTENANCE: Warehouse 1 - 21'8"
Warehouse 2 - 20'
Warehouse 3 - 22'
CEILING HEIGHTS TO DECK: Gas - Piedmont
UTILITY PROVIDERS: Water / Sewer - City of Charlotte
Charlotte Power - 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

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.