

WAREHOUSE FOR SALE OR LEASE

10901 Carpet St.



SALE PRICE: \$8,975,000
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 +/-

TAX RECORDS REFLECT ACRES TO BE:

3.44
ZONING: ML-2
YEAR BUILT: 1972
SPRINKLERS: Yes
FLOORS: 1 with 2 story warehouse office
FENCING: No
ELECTRICAL: Heavy Power
HVAC: Two 3-ton Trane Units - 2014 & 2017
DOCK DOORS: 8 DH, 1 DI
ROAD MAINTENANCE: City of Charlotte
CEILING HEIGHTS TO DECK: Warehouse 1- 21'8"
Warehouse 2 - 20'
Warehouse 3 - 22'
UTILITY PROVIDERS: Gas - Piedmont
Water / Sewer - City of Charlotte
Power - Duke Energy



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