WAREHOUSE FOR SALE OR LEASE

10901 Carpet St.

SALE PRICE:	$6,995,000
LEASE RATE:	$7.45 NNN Taxes
CITY:	$0.44 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 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

BERTOLINA

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