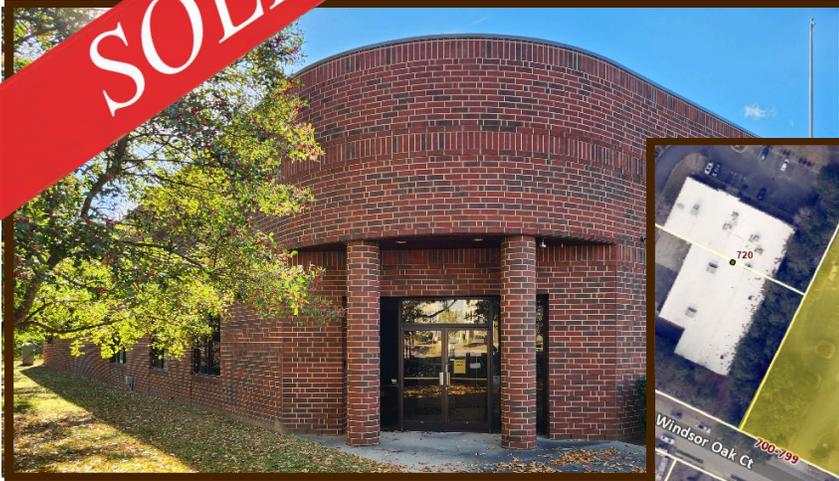


# OFFICE/ WAREHOUSE FOR SALE

## 750 Imperial Court

**SOLD**



**SALE PRICE:** \$4,505,110  
**CITY:** Charlotte  
**COUNTY:** Mecklenburg  
**AREA:** State Line  
**PARKING:** 46 +/- plus 2 handicap  
**ROOFING:** TPO No information available.  
**ENVIRONMENTAL:** 2025 Phase I  
**EXPENSES:** Taxes \$20,856.96 (2025)  
Insurance \$14,022 (2025)  
Landscaping \$1,015/month

**COMMENTS:**

- Warehouse skylights and motion sensor lights
- Racking can stay negotiable
- Office cubes remain
- Driveway access from 2 streets – Imperial Court and Windsor Oak Court
- Easy I-77 South and 485 highway access
- Warehouse conditioned
- Building can be expanded.
- Area plan

<https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=4dc02a1a85974085af7b36c33474efe0>

- No building plans available
- Property conditions subject to verification of interested parties

**TAX ID:** 20517127  
**SIZE:** 20,954 sf total building (see survey)  
4,800 +/- sf office (see exit plan)  
**SURVEY ACRES:** 2.31  
**ZONING:** OFC  
**YEAR BUILT:** 1994  
**SPRINKLERS:** Yes  
**FLOORS:** 1  
**FENCING:** No  
**HVAC:** No information available.  
**DOCK DOORS:** 3 DH, 1 DI  
**DOCK WELLS:** No information available.  
**LEVELERS:** No information available.  
**ROAD MAINTENANCE:** England Street City of Charlotte  
**CEILING HEIGHT TO DECK:** 20'  
**COLUMN SPACING:** 37'  
**UTILITY PROVIDERS:** Gas - Piedmont  
Water / Sewer - City of Charlotte  
Power - Duke Energy



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