Warehouse for Lease or Sale
10700 John Price Road

SALE PRICE: $10,250,000

LEASE RATE: $8.75 net (utilities, janitorial and landscaping) $.50 Taxes, $.11 Insurance

PLAN REFLECTS

BUILDING SF AS: 77,600 SF total (6,000 SF Office, 70,000 SF Warehouse and 1,600 SF Out Building)

CITY: Charlotte

COUNTY: Mecklenburg

AREA: State line (CoStar)

ZONING: ML-1

COMMENTS:

- Available September 1, 2026
- Cranes 1 5-ton, 1 10-ton, Compressed air
- Easy I-77 South, I-485 highway and airport access
- Property conditions subject to verification of interested parties

TAX ID: 20120108

YEAR BUILT: 1981

FLOORS: 1

FENCING: No

ROOF: Original 1981

SPRINKLERS: Yes (Wet)

DOCK DOORS: 6 DI, 2 DH

CEILING HEIGHT: 17’ +/- to 31’ +/-

UTILITY PROVIDERS:
Gas Piedmont Gas
Water / Sewer City of Charlotte Electric
Duke Energy

BERTOLINA
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