

# Warehouse (Dry Storage) for Lease

## 237 West Liddell Street



**LEASE RATE:** \$7.45 NNN, \$1.40 TICAM

**PLAN REFLECTS**

**BUILDING SF AS:** 10,538 +/- sf total  
(609 sf office/storage, 526 sf workshop/closet)

**CITY:** Charlotte

**COUNTY:** Mecklenburg

**AREA:** I-277/30th St Submarket (Charlotte)

**DOORS:** 2 DI

**HVAC:** 2 New Office Window Units

**ZONING:** ML-2

**PARKING:** 4 parking spaces along building. No gravel lot truck spaces available.

**EXPENSES:** Building shared expenses (electricity, gas, Internet, water/sewer) – tenant invoiced monthly from landlord for pro-rata share approximately \$2.00 psf.

Non-shared services (dumpster, janitorial, phone, etc.) – tenant responsible for obtaining separately

**YEAR BUILT:** 1951

**FLOORS:** 1

**FENCING:** Yes

**SPRINKLERS:** No

**CEILING HEIGHT:** 13.3' to 20.5'

**ELECTRICAL\*:** Heavy Power

**UTILITY PROVIDERS:**

Gas Piedmont Gas

Water / Sewer City of Charlotte

Electric Duke Energy

**COMMENTS:** Easy freeway access  
Interior and external security cameras

\*property conditions subject to verification by interested parties

**B E R T O L I N A**

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