

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: See parking plan

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

BERTOLINA

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