

WAREHOUSE FOR SALE OR LEASE

10901 Carpet St.



SALE PRICE: \$8,250,000

LEASE RATE: \$8.25 NNN Taxes \$0.44

CITY: 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

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

Yes

1 with 2 story warehouse office

No

Heavy Power (2 meters)

Two 3-ton Trane Units - 2014 & 2017

8 DH, 1 DI

None

3

City of Charlotte

Warehouse 1- 21'8"

Warehouse 2 - 20'

Warehouse 3 - 22'

Gas - Piedmont

Water / Sewer - City of

Charlotte Power - Duke Energy

B E R T O L I N A

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