

Office Warehouse for Sale or Lease

10617 Southern Loop Blvd



LEASE RATE: \$12.50 NNN TICAM: \$1.02
SALE PRICE: \$6,016,000

BUILDING PLAN REFLECTS SF AS:

Total - 30,080 +/- sf
Office - 8,846 +/- sf
Warehouse - 21,234 +/- sf

CITY: Pineville **COUNTY:** Mecklenburg

HVAC: 9 Rooftop Units

DOCK DOORS: 1 DI, 1 DH – plus 1 knockout for 2nd DH

DOCK WELLS: None

LEVELERS : 1

ZONING: ML-2

PARKING: Ample

EXPENSES: \$.61 (Real Estate Taxes \$18,290.55 (2023))\$.43
Building insurance \$13,000

COMMENTS:

Conditioned warehouse.
Easy Westinghouse Blvd. / 77 s and 485 Hwy access. Southern Loop Business.
Property conditions subject to verification by interested parties.

Tax Records

ACREAGE AS:

Total: 2.060 acres

TAX ID: 20514303

YEAR BUILT: 1990

SPRINKLERS: No

FLOORS: 1

ROOF: Partial Roof Replacement 2018 / 2019

FENCING: No

ROAD MAINTENANCE: City of Charlotte

CEILING HEIGHT: 20.77' to 28.14' +/-

ELECTRICAL: Heavy Power

UTILITY PROVIDERS:

Gas Piedmont Gas
Water / Sewer City of Charlotte
Electric Duke Energy



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