

Warehouse (Dry Storage) for Lease

235 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: 1 DI

HVAC: 2 New Office Window Units

ZONING: ML-2

PARKING: Ample

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

SURVEY REFLECTS

TAX PARCEL ID: 07811315

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
13,000 +/- sf gravel fenced outside storage

*property conditions subject to verification by interested parties

BERTOLINA

commercial real estate services inc.

Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.

1850 East Third I St., Suite 310, Charlotte, North Carolina 28204

(704) 333-9881 | www.BertolinaCRESI.com | IB@BertolinaCRESI.com

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.