

FOR SALE

800 WESTINGHOUSE BLVD CHARLOTTE, NC ±124,560 SF



PROPERTY HIGHLIGHTS

- EXCEPTIONAL LOCATION
- HEAVY INDUSTRIAL ZONING (ML-2)
- FORMER FOOD GRADE FACILITY
- HEAVY POWER
- RAIL SPUR

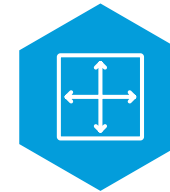
800 WESTINGHOUSE BLVD



BUILDING SIZE
± 124,560 SF



HEAVY POWER
3000 AMPS/ 3 Phase / 480V
TRANSFORMER 1: 1000 KVA
TRANSFORMER 2: 750 KVA



ZONING
ML-2 (Formerly I-2)



RAIL SERVED
INACTIVE



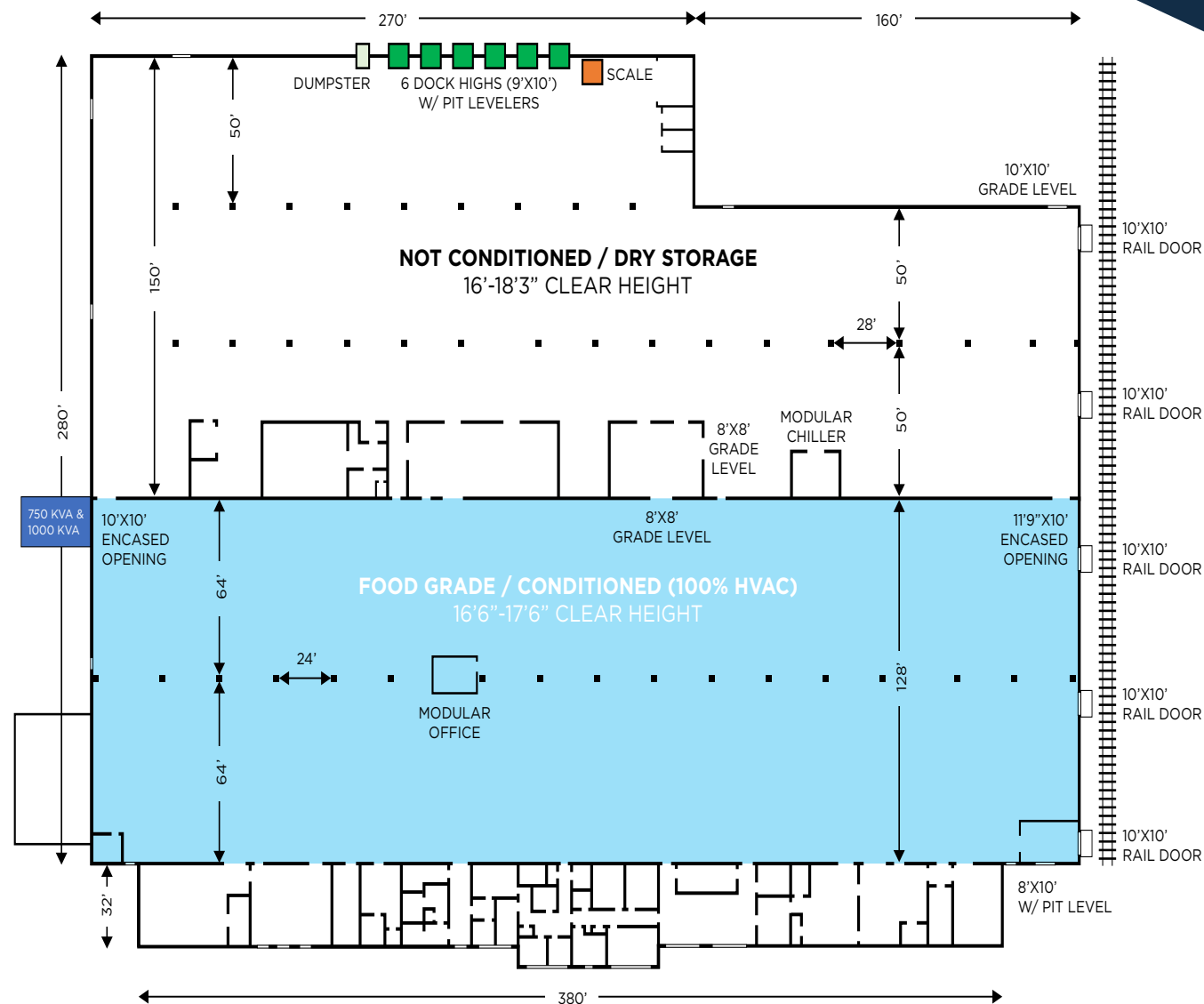
AUTO PARKING
122 Spaces

BUILDING SPECIFICATIONS



For Sale:	\$11,833,200 / \$95.00 PSF
Parcel ID:	203-062-03
Land:	9.00 Acres
Zoning:	ML-2 (Formerly I-2)
Year Built:	1965 / 1970
Total SF:	± 124,560 SF
Main Office:	12,160 SF
Warehouse SF:	112,400 SF
Warehouse Office:	6,300 SF
Warehouse Mezz:	3,500 SF
Food Grade / Conditioned Warehouse:	55,900 SF
Unconditioned Warehouse:	56,500 SF
Clear Height:	16' - 18'3"
Roof:	Sawtooth (Est. 1999)
HVAC Units:	15 Units, 3 Office, 12 Warehouse
Lighting:	LED (Converted)
Sprinkler System:	Yes - Wet
Column Spacing:	28' x 50' Warehouse and 24' x 64' Conditioned Warehouse
Power:	3000 AMPS/ 3 Phase / 480V
Transformers:	1000 KVA + 750 KVA
Dock Highs:	7 Dock High w/ Pit Levelers, 6 w/ Swing Arm Lights, Locks, Seals, & Bumpers
Grade Level:	1 Grade Level (10' x 10')
Rail Doors:	4 Rail Doors (10' x 10')
Rail:	Norfolk Southern (Inactive)
Auto Parking:	122 Spaces
Truck Court:	135' (Fenced)

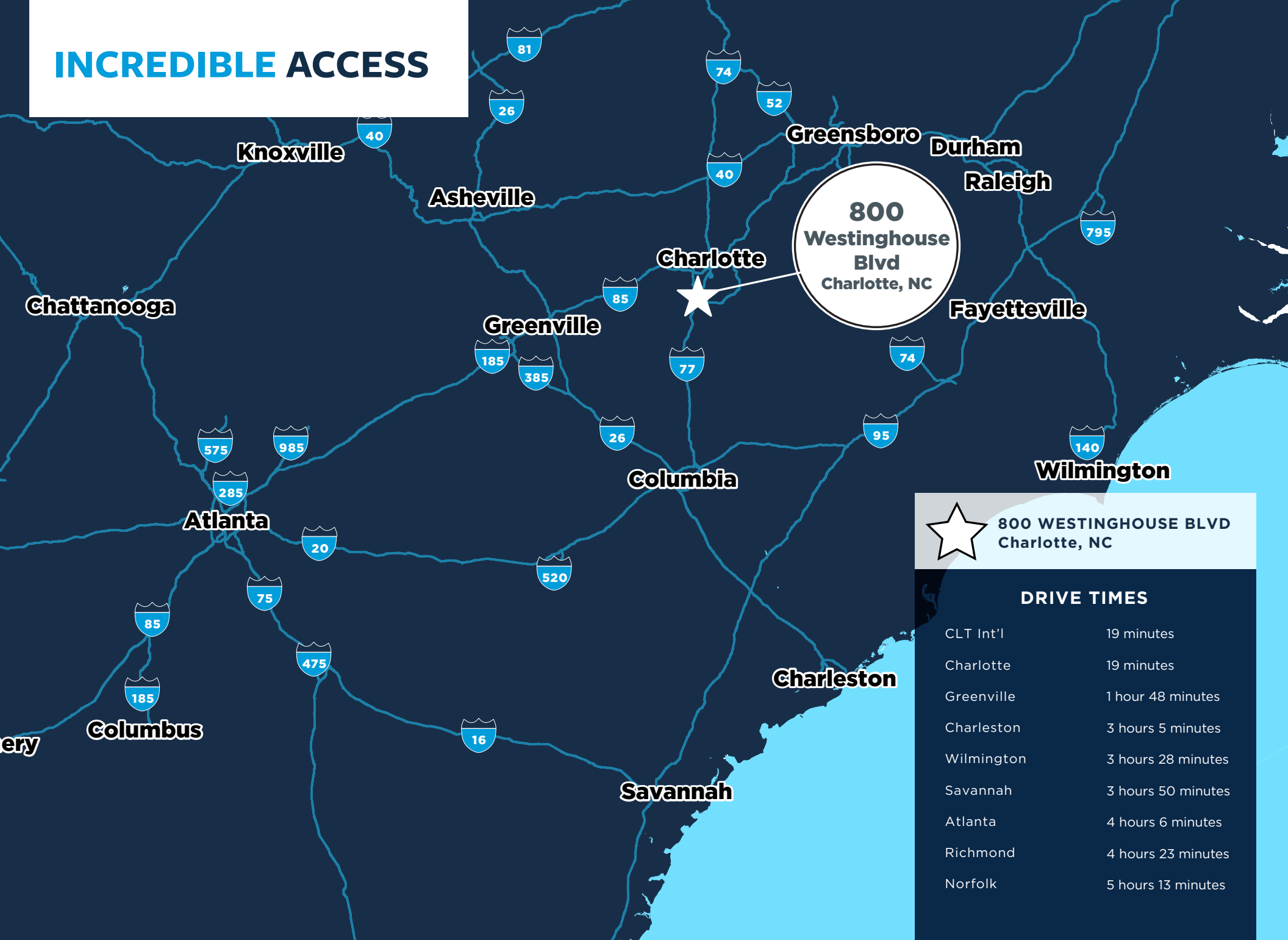
FLOOR PLAN



CORPORATE NEIGHBORS



INCREDIBLE ACCESS





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