

FLEX INDUSTRIAL



FOR SALE
NOW AVAILABLE

200 W. 24th St. | Charlotte, NC 28206

Freestanding 10,520 SF industrial building, at a signalized intersection in Charlotte's North End, a growing submarket right outside of Uptown. This property features +/- .55 acres, fully fenced. Of the total 10,520 SF, 9,211 is warehouse and 1,309 SF is office.

The property features great access to downtown Charlotte, Lynx Blue Line, I-85, I-77, highway 16, and many other amenities such as restaurants, food courts (Optimist Hall and Camp North End), professional offices, retail centers, and more. ****The building is tenant occupied, verbal month-to-month lease.***

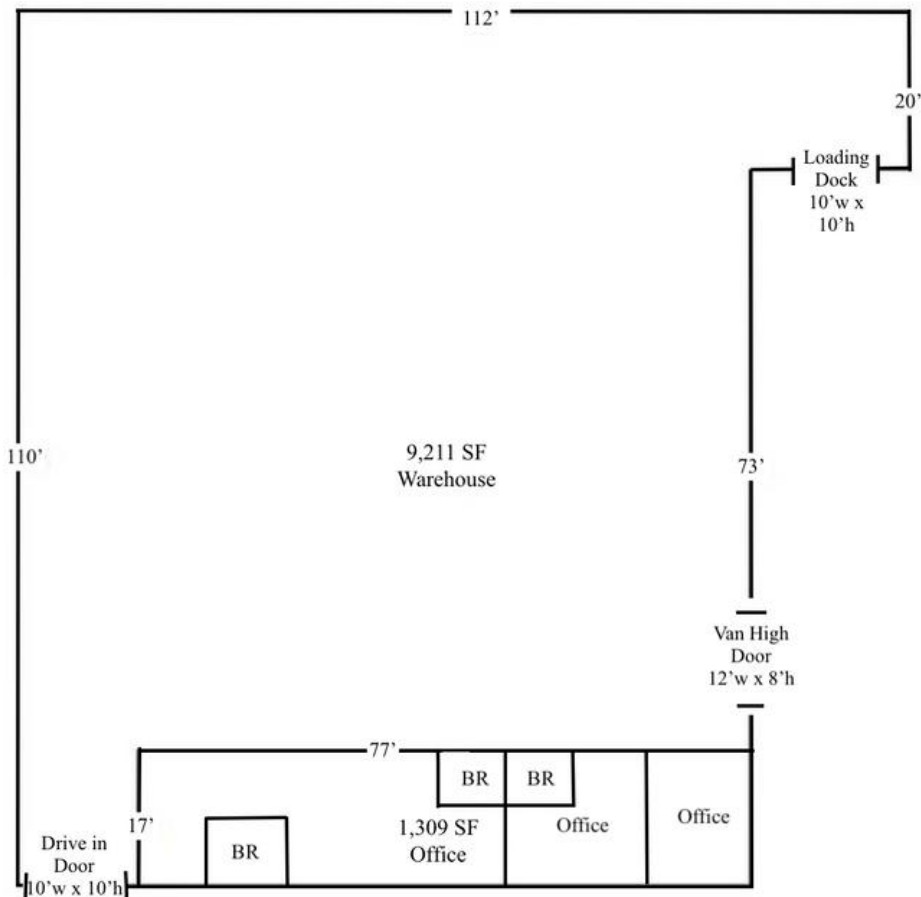
- ✓ PRICE: \$1,950,000 (\$185 PER SF)
- ✓ 10,520 SF (9,211 W/H & 1,309 OFFICE)
- ✓ +/- .55 ACRES (REDEVELOPMENT AREA)
- ✓ 1 DRIVE IN, 1 DOCK HIGH, 1 VAN HIGH
- ✓ ZONED HEAVY INDUSTRIAL (I-2)
- ✓ WITHIN OPPORTUNITY ZONE

*All information needs to be independently verified.

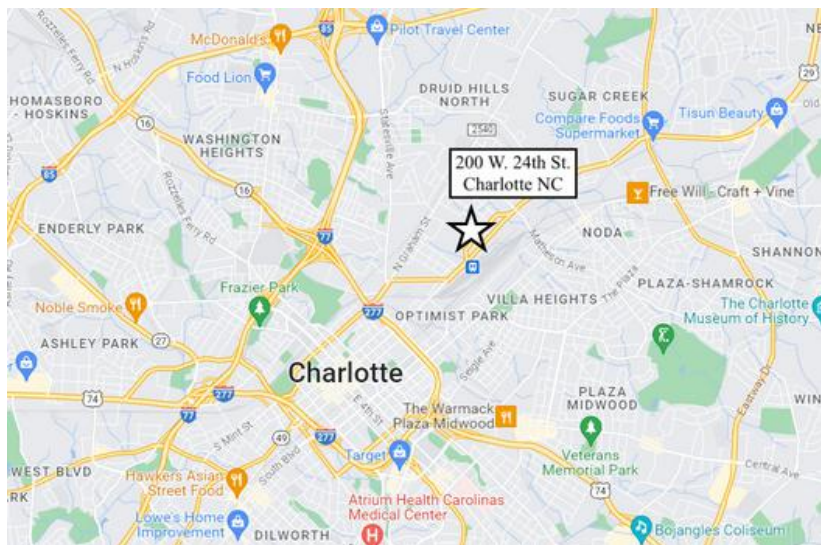
Additional Photos



Floor Plan



Location Overview



Location:

- ± 1 Mile from Uptown Charlotte, I-277 and Hwy 16
- ± 2.3 Miles from I-77
- ± 2.6 Miles from I-85

200 W. 24th St. Property & Building Features

Total SF: 10,520 SF

Warehouse: 9,211 SF

Office: 1,309 SF

Mezzanine: 1,309 SF (*Not counted in Total SF)

Year Built: 1995

Total Acres: .55 Acres

Current Zoning: City of Charlotte, I-2 (Heavy Industrial)

- **Charlotte 2040 Land Use Plan Link:** Classified as "Neighborhood 2" - "Is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas."

Parking Spaces: +/- 12 Parking Spaces.

Power: Two (2) 200 Amps breakers.

Lighting: Fluorescent lighting in offices and warehouse.

Roofing: Corrugated Metal.

Exterior: Corrugated Metal.

Sprinkler System: None

Clear Height (Under Dropped Insulated Ceiling): ±19'2"

Column Span: Clear span, no columns.

Drive in Door: (1) One drive-in door.

Drive in Door Dimensions: 10'W X 10'H

Dock High Door: (1) One dock high door.

Drive in Door Dimensions: 10'W X 10'H

Van High (3') Door: (1) One van high door.

Van High (3') in Door Dimensions: 12'W X 8'H

Safety: Building is fully fenced with gated key code entry.

Floors: Concrete slab in warehouse and office area.

HVAC: (2) Two units serving both the office and mezzanine.

Unit #1: 2008 Trane **Unit #2:** 2008 Trane

***Tenant Occupied:** Tenant is currently on a month-to-month verbal lease.

Please do not disturb tenant, showings by appointment only.

**All information needs to be independently verified.*



Ryan Kinney, CCIM

Broker

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