

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.

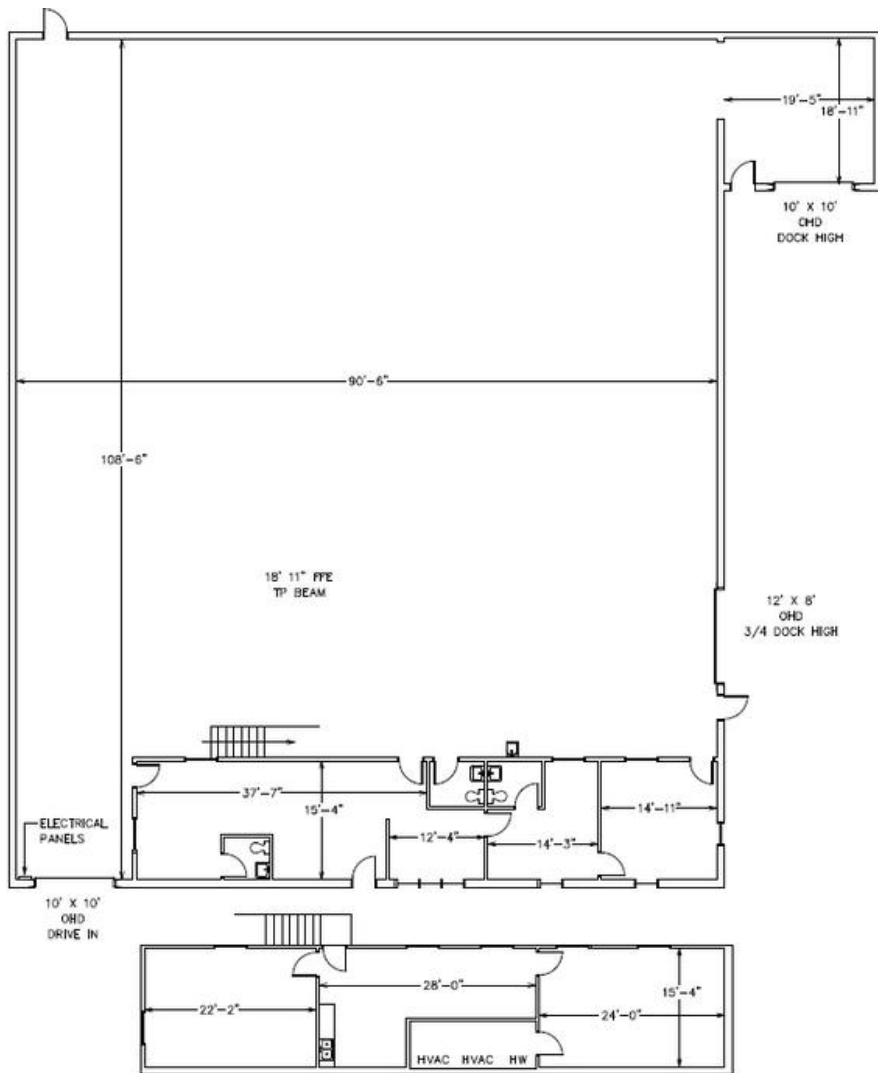
- ✓ PRICE: \$1,550,000 (\$147 PER SF)
- ✓ 10,520 SF (9,211 W/H & 1,309 OFFICE)
- ✓ +/- .55 ACRES (REDEVELOPMENT AREA)
- ✓ 1 DRIVE IN, 1 DOCK HIGH, 1 VAN HIGH
- ✓ ZONED HEAVY INDUSTRIAL (ML-2)
- ✓ WITHIN OPPORTUNITY ZONE

**All information needs to be independently verified.*

Additional Photos

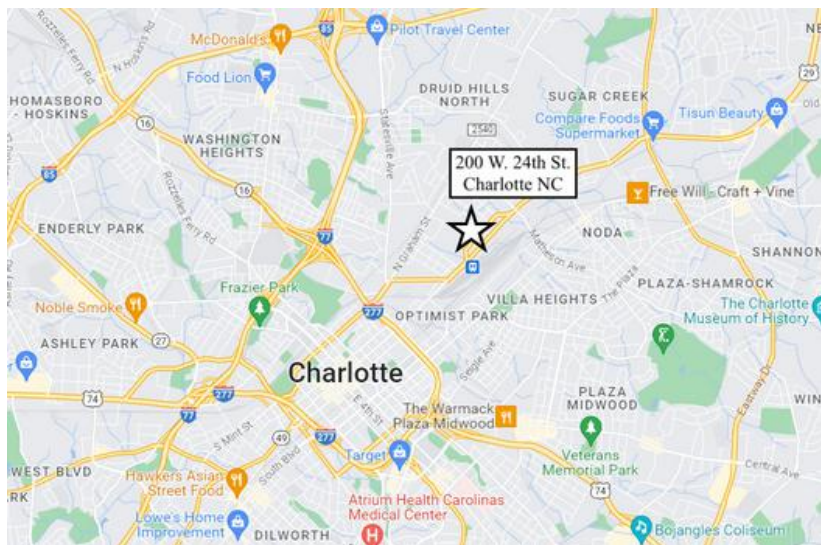


Floor Plan



200 W 24TH STREET
11,911 TOTAL SF

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, ML-2 (Heavy Industrial)

- **Charlotte 2040 Land Use Plan:** 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."

Power: Two (2) 200 Amps breakers.

Roofing: 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.

Floors: Concrete slab in warehouse and office area.

HVAC: Heated only.*

- **** Previous buyer discovered structural issues in building. Seller has updated pricing to reflect costs of repairing the structural damage. Contact broker for structural engineering reports, construction quotes to repair, environmental studies, surveys, etc.**
- *** Seller intends to donate proceeds to non-profit at closing, contact broker for more details.**

*All information needs to be independently verified.



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Broker

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