

# Industrial / Manufacturing Building

130 Performance Drive  
Belmont, NC 28012

## FOR SALE



## Property Description

+/-54,537 SF free standing Industrial building on +/-22.45 AC site (2 parcels). High quality concrete construction with +/- 8,360 SF of office space. Six docks with plates and one 12'x23' DID. Currently used as a welding training facility.

- Free standing Industrial building on 22.45 AC
- Ceiling height of 14'
- Convenient access to I-85, I-77, 485, and Charlotte-Douglas airport
- I Drive-In-Door and 6 loading docks
- Zoning M-1
- +/-6,000 Amps of power (confirm w/Duke)

The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for it's correctness. Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Scott Mladenik represents the Seller only, and not the Buyer.

---

**Listed at:**  
**\$2,750,000**

---

**For Information Contact:**

**Scott Mladenik**

Managing Broker  
Commercial Division  
(980) 222-1986  
Scott.Mladenik@remax.net

**Justin Day**

Commercial Broker  
(704) 330-0552  
JDay@remax.net

---

## Demographics

Population 2018

1 Mile	2,396
3 Mile	35,164
5 Mile	76,319

Household Income

1 Mile	\$61,051
3 Mile	\$68,275
5 Mile	\$71,532



A Better Way in  
Commercial Real Estate

---

**RE/MAX Executive - Commercial Division**  
**2901 Coltsgate Road, Charlotte, NC 28211**  
**704-602-5900**

**[www.CharlotteCommercialRealty.com](http://www.CharlotteCommercialRealty.com)**



# **FOR SALE**



**For Information Contact:**

**Scott Mladenik**

Managing Broker  
Commercial Division

(980) 222-1986

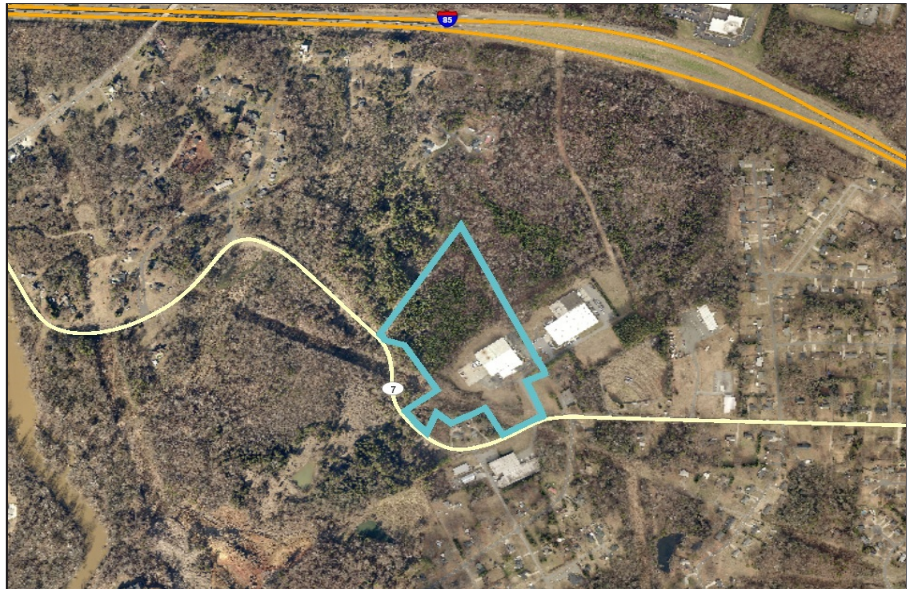
Scott.Mladenik@remax.net

**Justin Day**

Commercial Broker

J.Day@remax.net

704-330-0552



**RE/MAX Executive - Commercial Division**  
**2901 Coltsgate Road, Charlotte, NC 28211**  
**704-602-5900**  
**[www.CharlotteCommercialRealty.com](http://www.CharlotteCommercialRealty.com)**



## **FOR SALE**

### **PROPERTY SPECIFICATIONS**

---

**For Information Contact:**  
**Scott Mladenik**  
Managing Broker  
Commercial Division  
(980) 222-1986  
Scott.Mladenik@remax.net

---

**Justin Day**  
Commercial Broker  
(704) 330-0552  
JDay@remax.net

---

Price	\$2,750,000
Building Size	54,537 SF
Lot Size	22.45 AC
Price/SF	\$50.42 /SF
Property Type	Industrial
Property Sub-type Additional	Manufacturing
Sub-types Property Use Type	Warehouse
Commission	Owner-User
Split	3.00%
Occupancy	0%
No. Stories	1 with basement
Year Built	1973
Clear Ceiling Height	14 FT
No. Dock-High Doors/No. DID's	6/1 (DID 12'x23')
Power	+/- 6,000Amps
Parking Ratio	1.3 / 1,000 SF
Tax ID/APN	198162
	219077
Status	Active

---

**RE/MAX Executive - Commercial Division**  
**2901 Coltsgate Road, Charlotte, NC 28211**  
**704-602-5900**  
**[www.CharlotteCommercialRealty.com](http://www.CharlotteCommercialRealty.com)**