



# Steele West Business Center

Charlotte, NC, 28273



**Available for Lease**  
Two +/- 5,960 SF Industrial Spaces



## Property Overview

# Steele West Business Center Available for Lease

4508 Westinghouse Blvd is an exceptional industrial property zoned at ML-1, catering to various manufacturing and logistics needs. The building is designed for efficiency with dock high and drive-in doors on both sides, facilitating seamless loading and unloading processes. The property boasts an 18-foot ceiling height, offering ample vertical space for storage and operations. Strategically positioned with access from both Westinghouse Blvd and Ed Brown Road, this location ensures excellent connectivity and visibility. Now available for lease, this site presents a prime opportunity for businesses seeking a versatile and well-exposed industrial space on Westinghouse Blvd.

## Property Details

**Address** 4508 & 4526 Westinghouse Blvd | Charlotte , NC, 28273

**Availability** Two +/- 5,960 SF Spaces Available for Lease

**Use** Industrial

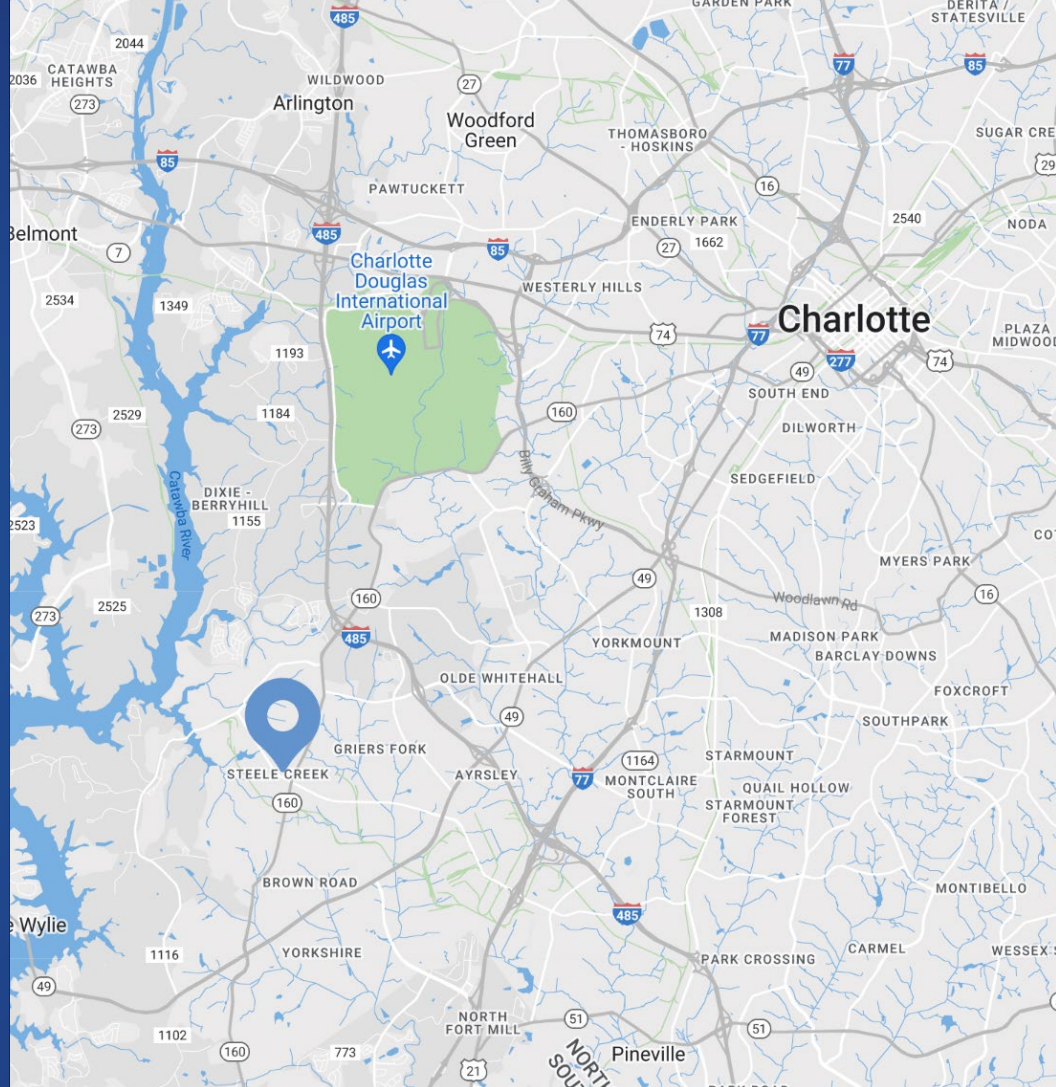
**Zoning** ML-1

**Parcel** 19917201

**Traffic Counts** Westinghouse Blvd | 13,000 VPD  
Steele Creek Rd | 23,500 VPD

**Lease Rate** \$15/SF NNN

**TICAM** \$2.90/SF



## Demographics

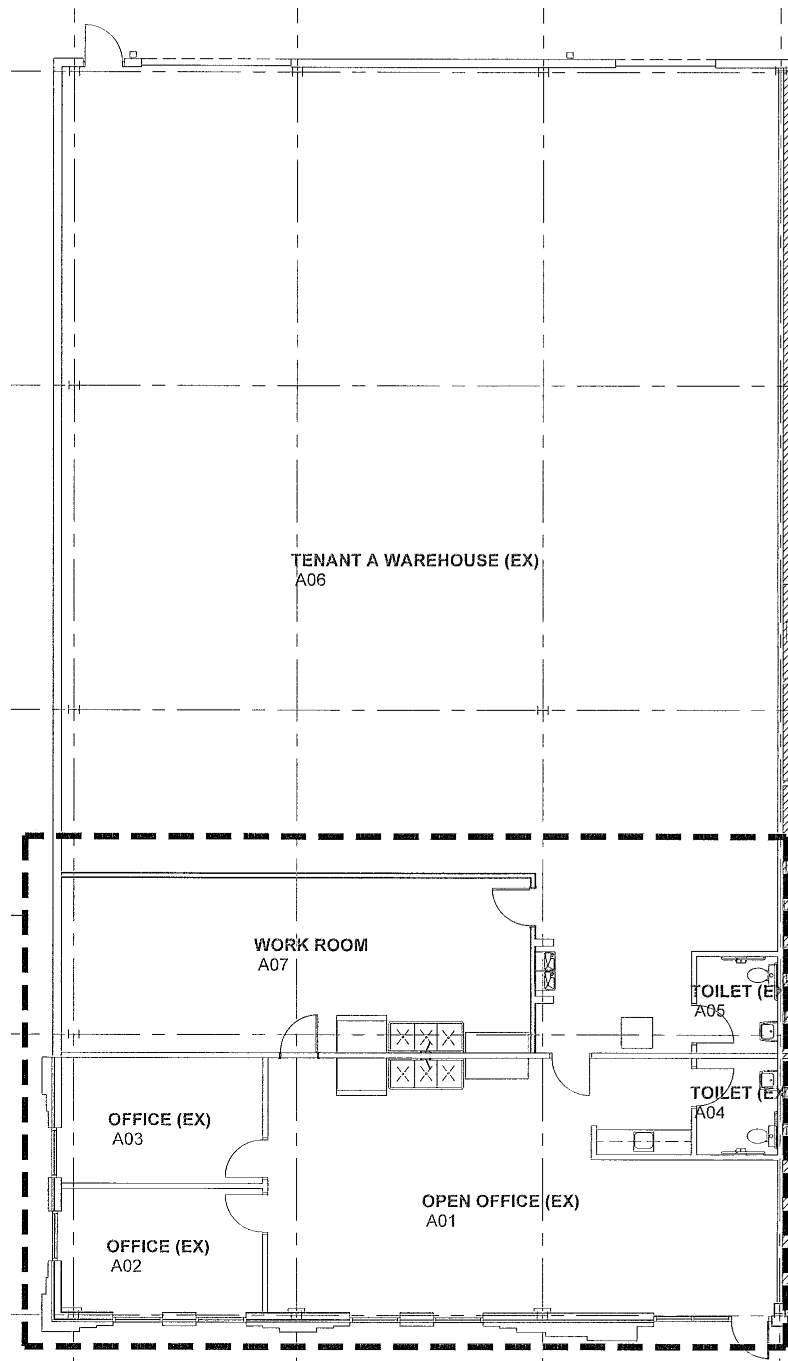
RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	5,242	53,389	107,093
<b>Avg. Household Income</b>	\$117,272	\$111,716	\$115,924
<b>Median Household Income</b>	\$86,588	\$84,483	\$86,811
<b>Households</b>	2,054	21,771	42,418
<b>Daytime Employees</b>	4,248	36,379	83,223





Available

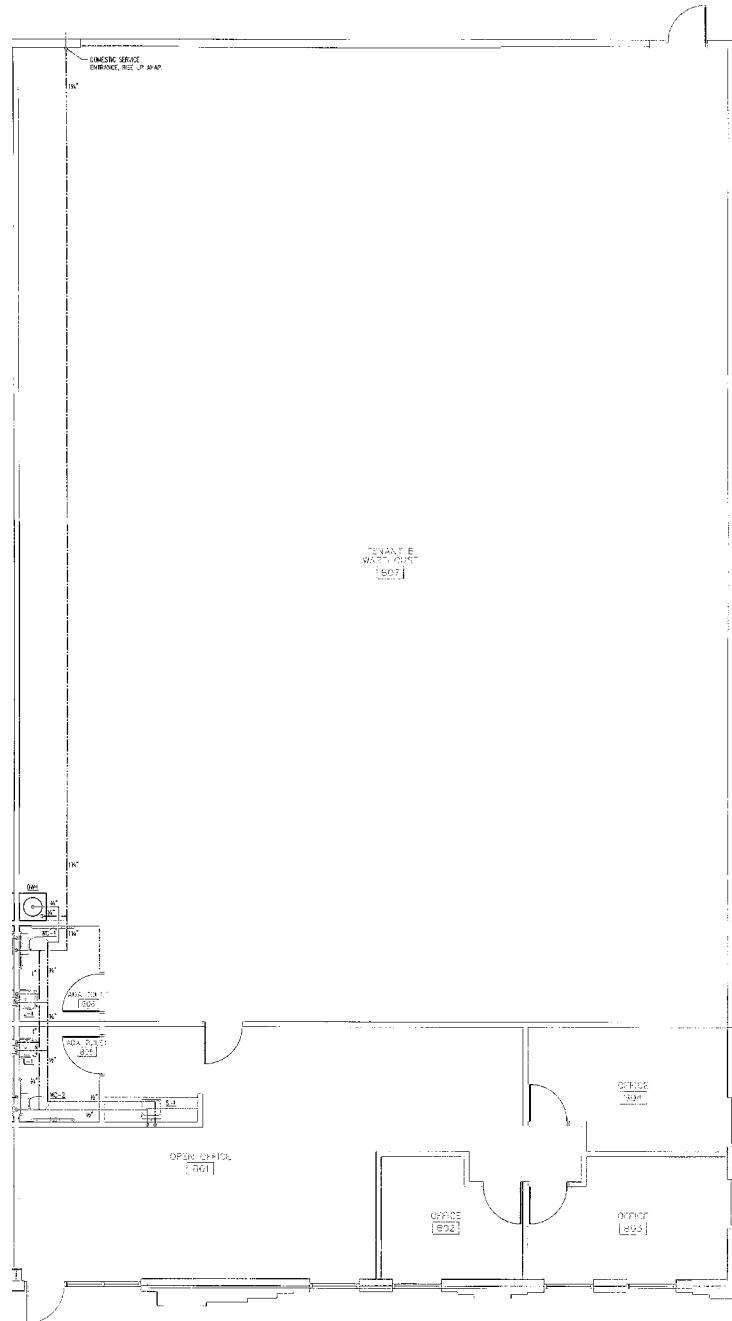
+/- 5,960 SF



Available

+/- 5,960 SF

 Virtual Tour









# Market Overview







Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.