



Steele West Business Center

Charlotte, NC, 28273



Available for Lease
Three +/- 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, 4514, 4526 Westinghouse Blvd | Charlotte, NC, 28273

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

Use Industrial

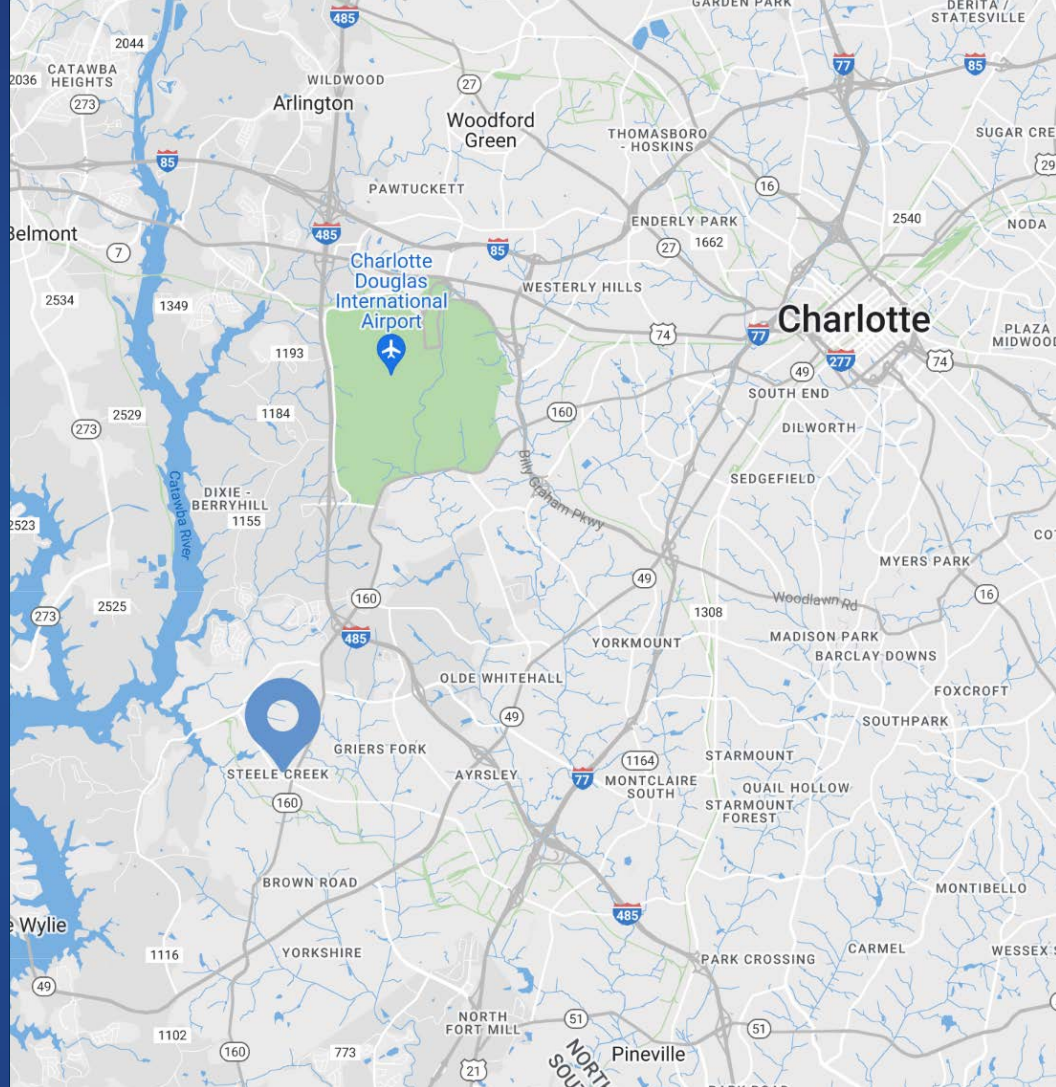
Zoning ML-1

Parcel 19917201

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

Lease Rate \$15/SF NNN

TICAM \$2.90/SF



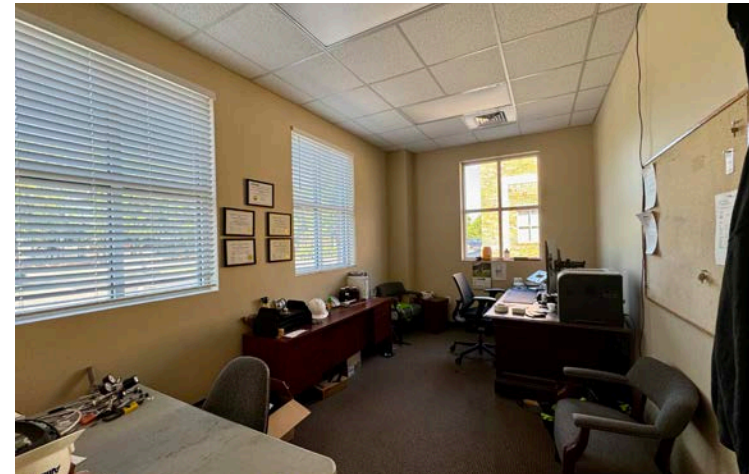
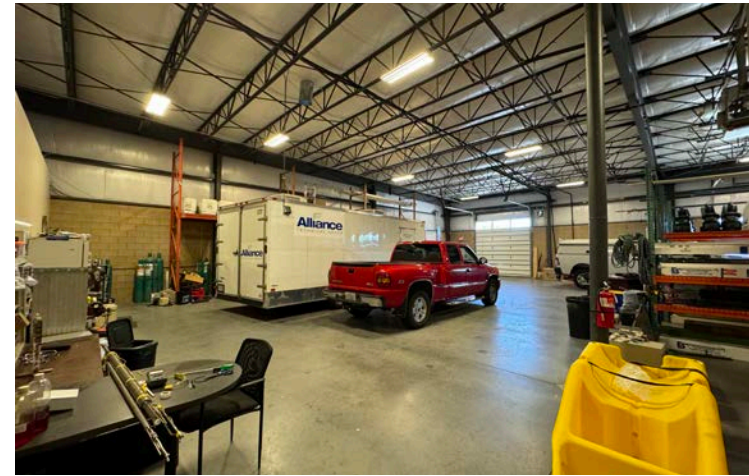
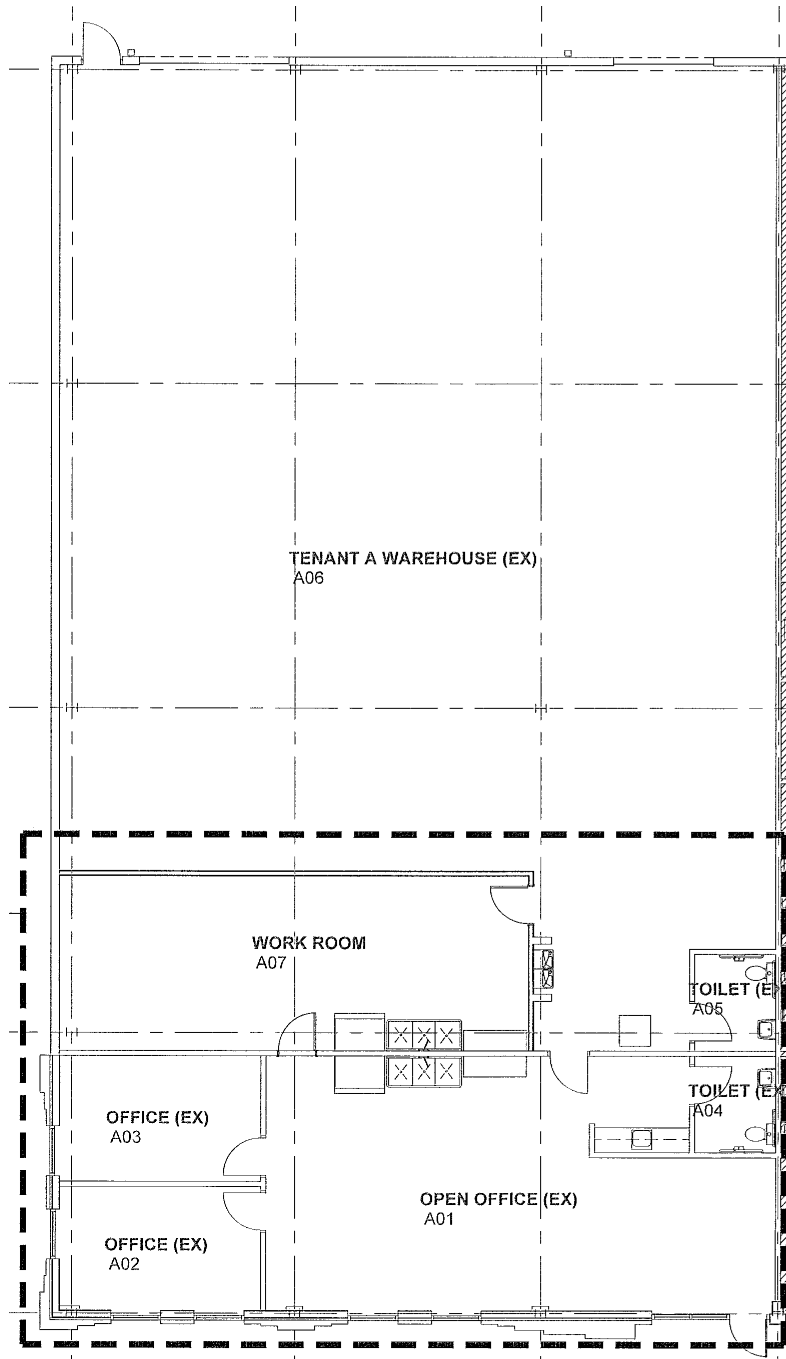
Demographics

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



Available

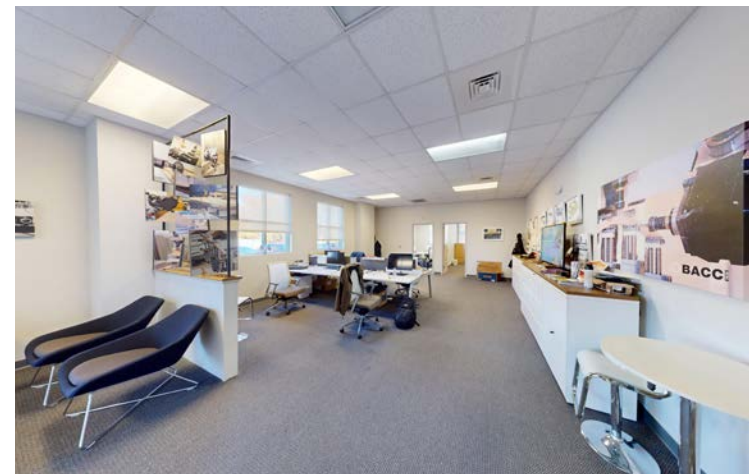
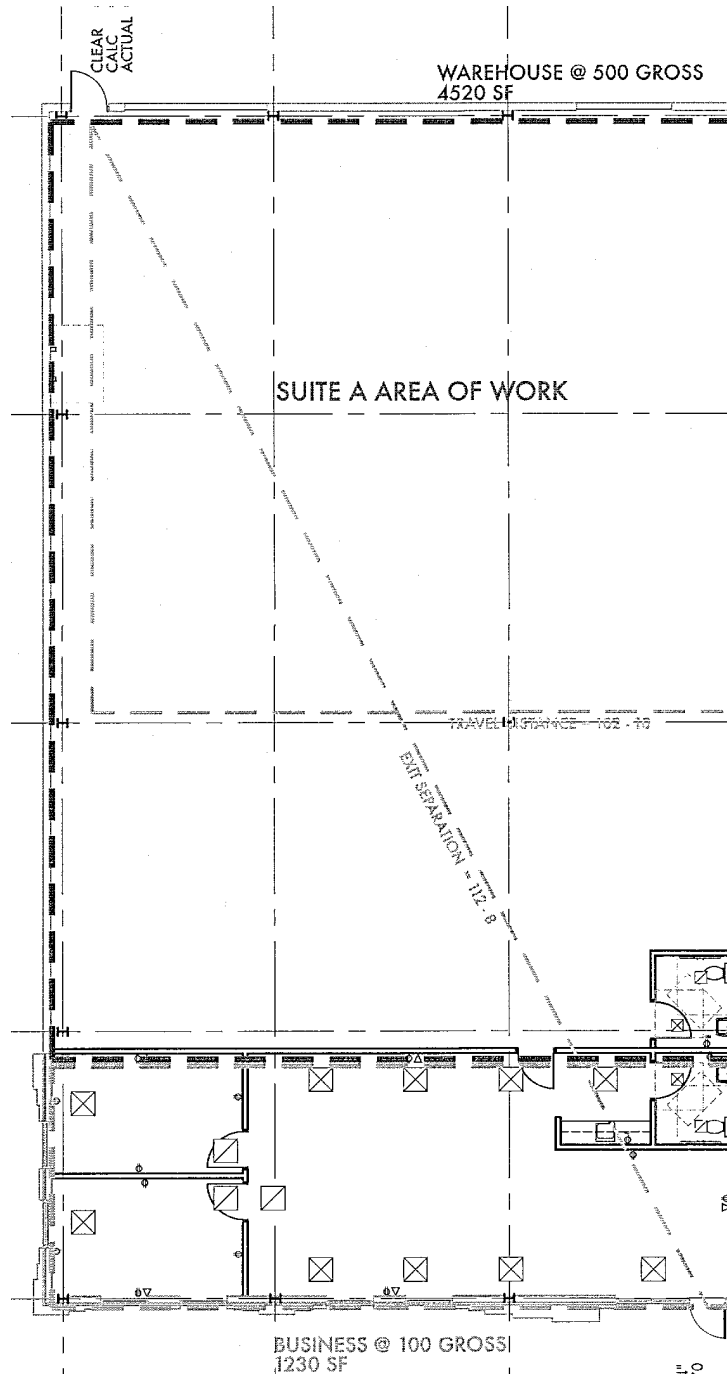
+/- 5,960 SF

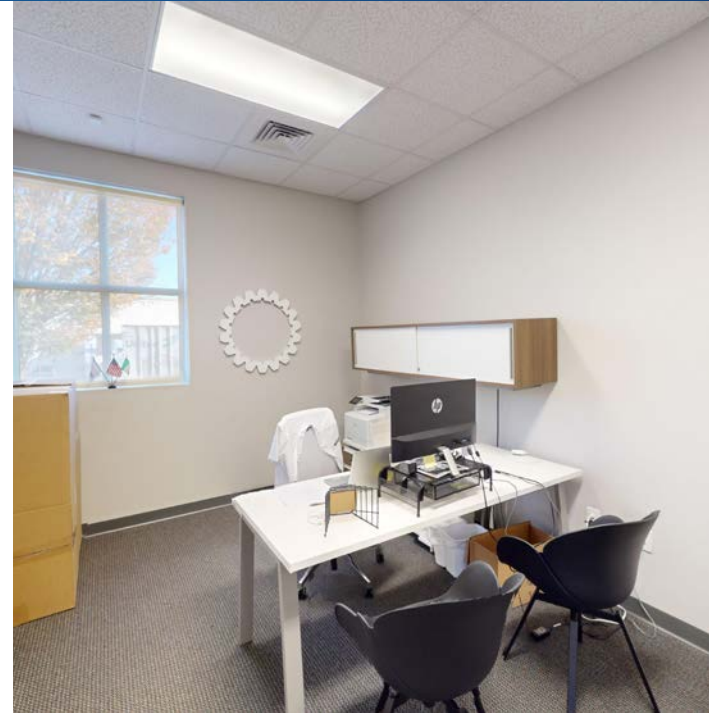
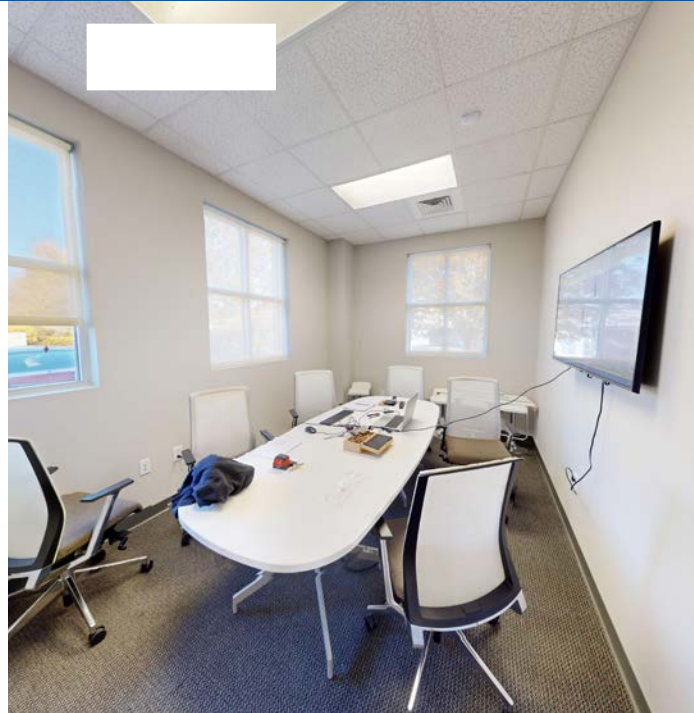


Available

+/- 5,960 SF

 Virtual Tour

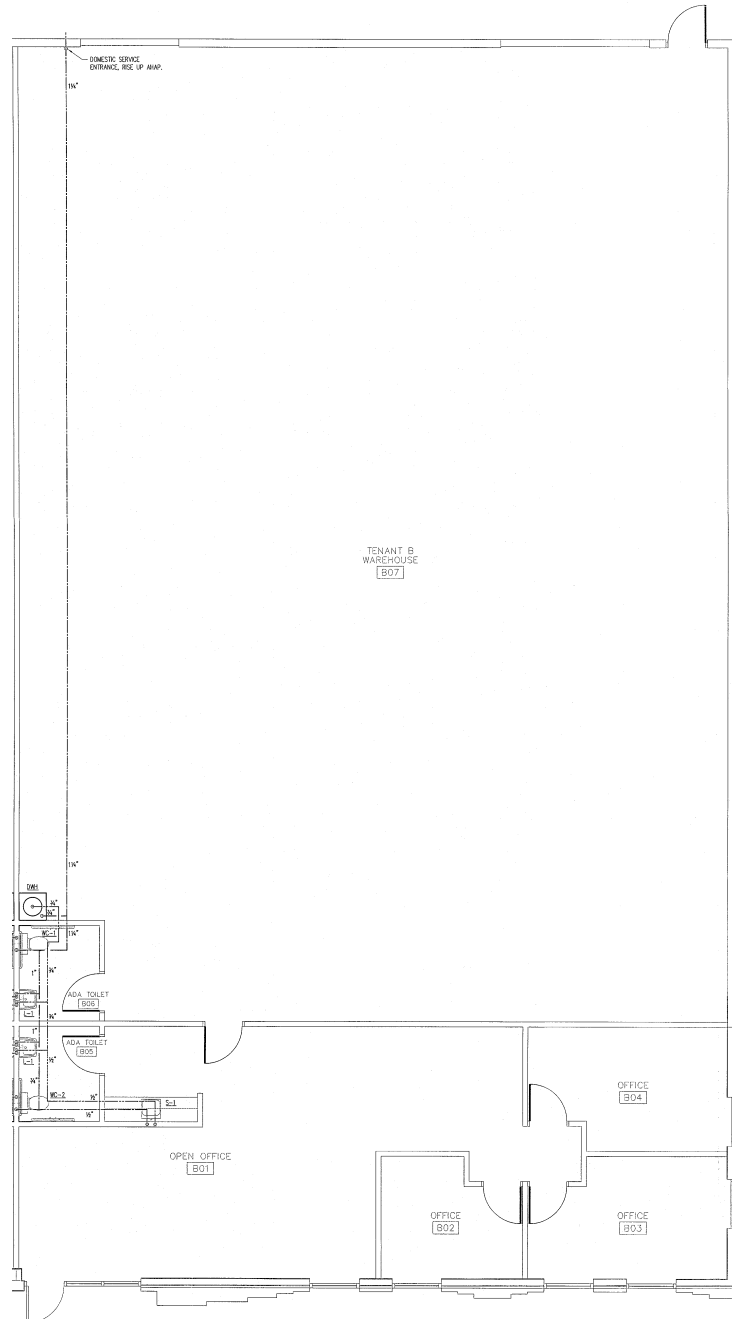




Available

+/- 5,960 SF

 Virtual Tour





Market Overview





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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.