

INDUSTRIAL · BUILD-TO-SUIT · LAND LISTINGS

CHARLOTTE, NC • OCTOBER 2026



AIRPORT WEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Rapid Commerce Park 2615 Verde Creek Road, Building A Charlotte, NC 28214	±21,580 - ±74,007	BTS	19 DH 2 DI	32'	Planned development; full concrete truck court; ML-1 CD zoning; (19) 9' x 10' dock doors; (2) 14' x 16' drive-in doors; ESFR; 105 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park 2605 Verde Creek Road, Building B Charlotte, NC 28214	±42,865 - ±263,825	BTS	60 DH 2 DI	36'	Planned development; full concrete truck court; ML-1 CD zoning; (60) 9' x 10' dock doors; (2) 14' x 16' drive-in doors; ESFR; 68 trailer spaces; 331 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park Verde Creek Road, Building C Charlotte, NC 28214	±250,000 - ±504,698	BTS	100 DH 4 DI	40'	Planned development; cross-dock facility; full concrete truck court; (100) 9' x 10' dock doors; (4) 14 x 16' drive-in doors; ML-1 CD zoning; ESFR; 354 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park 2516 Verde Creek Road, Building E Charlotte, NC 28214	±20,000 - ±70,825	BTS	17 DH 2 DI	32'	Planned development; full concrete truck court; ML-1 CD zoning; ESFR; conveniently located near I-485, I-85, I-77, and CLT Airport
3927 Morris Field Drive Suite B Charlotte, NC 28208	±3,163	±986	1 DI	16'	Rear load building; signage opportunities; direct access to Wilkinson Blvd; conveniently located near I-485, I-85, I-77, and CLT Airport
2824 Sparta Avenue Charlotte, NC 28208	±6,720	±653	6 DI	14'	Single tenant warehouse facility with ±0.6 fully fenced in outdoor storage; ML-2 zoning; immediate access off Wilkinson Blvd. and conveniently located near I-485, I-85, I-77, and CLT Airport
4045-4101 Hargrove Avenue Charlotte, NC 28208	±17,404	±3,697	5 DI	14'	Single tenant warehouse facility with ±0.74 fully fenced in outdoor storage; ML-2 zoning; immediate access off Wilkinson Blvd. with signage opportunities and conveniently located near I-485, I-85, I-77, and CLT Airport

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SOUTHWEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Commerce Park 10800 S. Commerce Boulevard, Ste. A Charlotte, NC 28273	±23,040	±2,682	5 DH 1 DI	20'	Front load facility; end cap; (2) 8' x 10' dock high doors; (2) 8' x 10' dock high doors with edge of dock levelers; (1) 10' x 12' dock high door with edge of dock leveler; (1) 12' x 13' drive-in door; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport
Commerce Park 11626 Wilmar Boulevard, Ste. A Charlotte, NC 28273	±18,000	±1,751	3 DH 1 DI	20'	Front load, rail served facility; (3) 10' x 10' dock high doors; (1) 14' x 14' drive-in doors; I-2 zoning with 0.4 acres of fenced outdoor storage; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport
Commerce Park 1407 Westinghouse, Ste. C Charlotte, NC 28273	±51,000	±7,529	9 DH 1 DI	20'	Master planned, institutional quality park (9) 10' x 10' dock high doors; (1) 14' x 14' dock high doors; 2 rail doors; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-77, and CLT Airport
12700 General Drive Charlotte, NC 28273	±61,106 - ±148,686	±2,641- ±12,742	16 DH 9 DI	21-36'	24.87 acre manufacturing or logistics rail-served site with 9.04 acres of outdoor storage; ±7MW power; ample car and trailer parking, ML-2 zoning; (16) 9' x 10' dock high doors; (9) 14' x 16' drive-in doors; strategic distribution location; conveniently located near I-485, I-77, and CLT Airport
200 Olympic Street Charlotte, NC 28273	±22,628	±3,960	2 DH 1 DI	17'	±1.21 acres of fenced and secured outdoor storage; single tenant facility; (2) 10' x 10' dock high doors; (1) 12' x 12' drive-in door; strategic distribution location; conveniently located near I-485, I-85, I-77, and CLT Airport
Carolina Logistics Park 12032 Carolina Logistics Drive Suite S Pineville, NC 28134	±23,100 - ±46,366	BTS	9 DH 1 DI 1 KO DI	32'	Build-to-suit office; ±1.65 acres available for outside storage/trailer parking; G-I zoning; (9) 9' x 10' dock high doors; (1) 14' x 16' drive-in door; (1) 14' x 16' knock out for future drive-in door; ESFR; 210 car parking spaces; 34 trailer parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Carolina Logistics Park 12038 Carolina Logistics Drive Suite A Pineville, NC 28134	±129,872	±2,660	26 DH 1 DI	32'	Spec office build-out; G-I zoning; (26) 9' x 10' dock high doors; (1) 14' x 16' drive-in door; ESFR; 50 trailer spaces; conveniently located near I-485, I-85, I-77, and CLT Airport

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CENTRAL

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
1722 Toal Street Charlotte, NC 28206	±10,000	±3,125	2 DH 1 DI	12'	Single tenant warehouse facility with ±2.53 acres of secured outdoor storage; (2) 10' x 10' dock high doors; (1) 10' x 10' drive-in door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
3401 N. Graham Street Charlotte, NC 28206	±22,000	±4,106	2 DH 6 DI	20'	Single tenant warehouse facility with ±1 acre of fenced-in and graveled outside storage; 480 volt power; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
4260 Trailer Drive Charlotte, NC 28206	±11,900	BTS	4 DI	18'	Planned industrial facility with ±2 acre outdoor storage yard; ML-2 zoning; site is graveled, fenced, lighted and secured; direct access to I-77 and I-85 interchange

GASTON COUNTY

300 Saxony Drive McAdenville, NC 28101	±600,000 - ±1,200,100	BTS	BTS	32' - 40'	Build-to-suit opportunity; 190' truck court; potential to be railed served; adjacent to power substation; conveniently located near I-85, McAdenville Road, Highway 321, and CLT Airport
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NORTH

PROPERTY/ADDRESS

AVAILABLE SF

OFFICE SF

LOADING

CLEAR HEIGHT

COMMENTS

Sunset Xchange
5000 Statesville Road
Charlotte, NC 28269

±20,000 -
±184,000

BTS

BTS

32'

Planned two-building master-planned distribution and manufacturing park; I1 (CD) zoning; ESFR sprinkler system; ±153 car parks; immediate access to I-77 via Exit 16 (Sunset Road)

Sunset Xchange
5000 Statesville Road
Charlotte, NC 28269

±20,000 -
±214,000

BTS

BTS

32'

Planned two-building master-planned distribution and manufacturing park; I1 (CD) zoning; ESFR sprinkler system; ±209 car parks; immediate access to I-77 via Exit 16 (Sunset Road)

NORTHWEST

Northwest Industrial Park
5101 Terminal Street, Suite A
Charlotte, NC 28208

±40,000

±1,780

11 DH
1 DI

28'

End cap unit; front load building; fenced-in truck court; (7) 10' x 10' dock high doors; (4) 9' x 10' dock high doors; (1) 10' x 10' drive-in door; ESFR sprinkler; ±2 miles to I-85 and ±5 miles to I-77

UNION COUNTY

Highway 74, Building 1
Indian Trail, NC 28079

±20,700 -
±104,349

BTS

22 DH
2 DI

32'

Planned two-building master-planned distribution and manufacturing park: ESFR sprinkler; (22) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; Highway 74 frontage; conveniently located near I-485

Highway 74, Building 2
Indian Trail, NC 28079

±37,700 -
±128,021

BTS

25 DH
2 DI

32'

Planned two-building master-planned distribution and manufacturing park: ESFR sprinkler; (25) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; trailer parking; Highway 74 frontage; conveniently located near I-485

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YORK COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	ACRES	LOADING	CLEAR HEIGHT	COMMENTS
1444 E. Main Street Rock Hill, SC 29730	±52,289	±5.4	2 DH 4 DI	17'	±40,035 SF industrial facility with ±12,254 SF covered storage; ±5.4 acres of fenced-in outdoor storage; 55 car parks, close proximity to I-77, I-85, and CLT Airport

OUTDOOR STORAGE

PROPERTY/ADDRESS	AVAILABLE SF	ACRES	ZONING	COMMENTS
222 E. 28th Street Charlotte, NC 28206	N/A	±0.25	ML-2	Ideal uses for site include truck and trailer parking, material and equipment storage, or laydown yard; graveled site; central Charlotte location, close proximity to NoDa, CBD, I-77, I-85, and CLT Airport
11515 Granite Street Charlotte, NC 28273	N/A	±1.35	ML-2	Fully fenced site with gravel and lighting available; ideal for truck and trailer parking, material and equipment storage or laydown yard; less than ±1 mile to I-77 and I-485

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