

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • APRIL 2026



AIRPORT WEST - RAPID COMMERCE PARK

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
2615 Verde Creek Road, Building A Charlotte, NC 28214	±21,580 - ±74,722	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
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
Verde Creek Road, Building E Charlotte, NC 28214	±20,000 - ±70,424	BTS	BTS	32'	Planned development; full concrete truck court; ML-1 CD zoning; ESFR; conveniently located near I-485, I-85, I-77, and CLT Airport

AIRPORT WEST

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
1540 Enderly Road Charlotte, NC 28208	±8,916	±720	8 DI	16'	One story warehouse facility with storage shed; fully fenced in and secured lot; CG zoning; (8) 18' x 11' drive-in doors; conveniently located near I-485, I-85, I-77, and CLT Airport
1304 Berryhill Road Charlotte, NC 28208	±54,072	±5,771	6 DH 3 DI	15' - 18'	Fully conditioned warehouse facility with heavy power; (6) dock high doors; (3) drive-in doors; conveniently located near I-485, I-85, I-77, and CLT Airport

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SOUTHWEST - COMMERCE PARK

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
11626 Wilmar Boulevard Suite C Charlotte, NC 28273	±18,000	±1,314	3 DH 1 DI	20'	Front load facility with fenced in ±0.27 acre lay down yard; (2) 10' x 10' dock high doors with pit levelers; (1) 10' x 10' dock high door with edge of dock leveler; (1) 10' x 10' drive-in door; ML-2 zoning; conveniently located near I-485, I-85, I-77, and CLT Airport
10800 S. Commerce Boulevard Suite 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
1407 Westinghouse Boulevard Suite B Charlotte, NC 28273	±29,020	±1,843	5 DH 1 DI	20'	Front load facility; (5) 10' x 10' dock high doors; (1) 14' x 14' drive-in doors; frontage on Westinghouse Blvd; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport
1407 Westinghouse Boulevard Suite A Charlotte, NC 28273	±34,990	±2,366	7 DH 1 DI	20'	Front load facility; (2) 8' x 8' dock high doors; (5) 8' X 10' dock high doors; (1) 14' x 14' drive-in door; frontage on Westinghouse Blvd; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport

SOUTHWEST

13021 General Drive Charlotte, NC 28273	±49,350 - ±150,785	BTS	32 DH 2 DI	32'	For sale or lease; under construction with Q2 '26 delivery; fenced-in outside storage opportunity; 30 trailer parking spaces; ML-2 zoning; (32) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 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' knockout 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 12020 Carolina Logistics Drive, Suite F Pineville, NC 28134	±50,450	±2,380	12 DH 1 KO DI	32'	Spec office build-out; G-I zoning; (12) 9' x 10' dock-high doors; (1) 14' x 16' knockout for future drive-in door; ESFR; 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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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'	Proposed 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'	Proposed 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)

CENTRAL - ATANDO BUSINESS PARK

1225 Graphic Court Suite G Charlotte, NC 28206	±2,625	±300	1DH	14'	Front load facility; building signage opportunity; 115' asphalt truck court; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
3348 Service Street Suite E Charlotte, NC 28206	±2,625	±600	1DH	14'	Front load facility; building signage opportunity; 115' asphalt truck court; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1200 Upper Asbury Avenue Suite B Charlotte, NC 28206	±5,835	±1,250	1DH	14'	Rear load facility; building signage opportunity; (1) 8' x 10' dock high door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1036 Upper Asbury Court Charlotte, NC 28206	±8,000	±1,590	1 DH	12'	Single tenant warehouse facility; (1) 8' x 10' dock high door; (1) 8' x 8' dock high van door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1722 Toal Street Charlotte, NC 28206	±10,000	±3,125	2 DH	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);
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
3640 Century Place Charlotte, NC 28206	±24,000	±2,063	4 DH 1 DI	20'	Ability to fence and secure the truck; front load distribution facility; (4) 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)

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NORTHWEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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
4260 Trailer Drive Charlotte, NC 28206	±11,900	BTS	4 DI	18'	Proposed 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

Saxony Drive McAdenville, NC 28101	±600,000 - ±1,200,100	BTS	BTS	32' - 40'	Build-to-suit opportunity; 190' truck court; otential to be railed served; adjacent to power substation; conveniently located near I-85, McAdenville Road, Highway 321, and CLT Airport
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UNION COUNTY - 74 GATEWAY

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 system; (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 system; (25) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; trailer parking; HWY 74 frontage; conveniently located near I-485

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
Commerce Park 11515 Granite Street	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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