

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • FEBRUARY 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 - ±74,671	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 - ±271,200	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 C Charlotte, NC 28214	±250,000 - ±506,132	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
Verde Creek Road, Building D Charlotte, NC 28214	±30,000 - ±155,400	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
Verde Creek Road, Building E Charlotte, NC 28214	±20,000 - ±90,000	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
4101 Wilkinson Boulevard Suite N-G Charlotte, NC 28214	±30,669 - ±79,628	±3,840	16 DH	20'	Wilkinson Boulevard visibility; ideal for city counter space; last mile delivery; ±3.5 acres of outside storage available; ML-2 zoning; 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
10901 S. Commerce Boulevard Suite B Charlotte, NC 28273	±13,523	±1,084	1 DH 1 DI	20'	Front load facility; (1) 8' x 10' dock-high door; (1) 8' x 10' drive-in door; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport
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
1200 Westinghouse Boulevard Suite G Charlotte, NC 28273	±27,050	±2,533	4 DH 1 DI	20'	Front load facility; (4) 8' x 10' dock high doors; (2) 8' x 10' 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 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

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SOUTHWEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
13021 General Drive Charlotte, NC 28273	±49,350 - ±150,785	BTS	32 DH 2 DI	32'	Building is 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' 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 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

NORTH

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)
Metrolina Park 7110 Expo Drive Suite G Charlotte, NC 28269	±37,972	±3,019	8 DH 1 DI	30'	ML-1 zoning; (7) 9' x 10' dock high doors; (1) 12' x 14' drive-in ramp; trailer parking available; 185' truck court; ESFR sprinkler system; conveniently located to I-77, I-85, I-485, and CLT Airport
Metrolina Park 7335 Statesville Road Charlotte, NC 28269	±217,493	±7,823	34 DH 2 DI	32'	Single tenant building with option to demise; ML-1 zoning; (14) 10'x10' dock-high doors; (20) 9'x10' dock high doors; (2) drive-in doors; ESFR; 39 trailer parking stalls; 108 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport

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CENTRAL - ATANDO BUSINESS PARK

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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 1 DI	12'	Single tenant warehouse facility; (1) 8' x 10' dock high door; (1) 8' x 8' dock high van door; ML-2 zoning; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1016 McClelland Court Charlotte, NC 28206	±9,929	±3,674	3 DH	11'	Single tenant warehouse facility; (3) 8' x 10' dock high doors; ML-2 zoning; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1319-1321 Upper Asbury Avenue Charlotte, NC 28206	±20,375	±1,154	3 DH 1 DI	22'	Front load facility; (3) dock high doors; (1) 14' x 14' 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
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); conveniently located near CBD and UPS facility

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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 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
Atando Business Park 1724 Toal Street Charlotte, NC 28206	N/A	±2.0	ML-2	Fully fenced site with gravel and lighting available; ideal for truck and trailer parking, material and equipment storage or laydown yard; direct access to I-77 at Atando/LaSalle St (Exit 12,) and I-85 (Exit 40)
4260 Trailer Drive Charlotte, NC 28206	±11,900	±2.0	ML-2	Proposed industrial facility with ±2 acre outdoor storage yard; (4) grade level doors; site is graveled, fenced, lighted and secured; direct access to I-77, and I-85 interchange

GASTON COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Saxony Drive McAdenville, NC 28101	±150,000 - ±1,200,000	BTS	BTS	32' - 40'	Build-to-suit opportunity; potential to be railed served; adjacent to power substation; conveniently located near I-85, McAdenville Road, Highway 321, and CLT Airport

UNION COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
74 Gateway Highway 74, Building 1 McAdenville, NC 28101	±20,000 - ±103,500	BTS	BTS	32'	Planned development; full concrete truck court and trailer parking; CZ-LI zoning; ESFR sprinkler; conveniently located near I-485
74 Gateway Highway 74, Building 2 McAdenville, NC 28101	±20,000 - ±127,400	BTS	BTS	32'	Build-to-suit opportunity; potential to be railed served; adjacent to power substation; conveniently located near I-85, McAdenville Road, Highway 321, and CLT Airport