

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • MAY 2025



## SOUTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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### CAROLINA LOGISTICS PARK

12032 Carolina Logistics Drive 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; located near I-77, I-485, CLT Airport, and CBD
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12038 Carolina Logistics Drive Pineville, NC 28134	±50,000 - 208,819	±2,660	41 DH 2 DI	32'	Spec office build-out; G-I zoning; (41) 9' x 10' dock high doors, (2) 14' x 16' drive-in doors; ESFR; 50 trailer spaces; located near I-77, I-485, CLT Airport, and CBD
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12020 Carolina Logistics Drive 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; located near I-77, I-485, CLT Airport, and CBD
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### COMMERCE PARK

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 doors; (1) 8' x 10' drive-in door; ML-2 zoning; wet sprinkler; conveniently located to I-77, I-485, and CLT Airport
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11000 S. Commerce Boulevard, Suite C Charlotte, NC 28273	±17,760	±1,969	4 DH	20'	Front load facility; (2) 8' x 10' dock-high doors; (2) 10' x 10' dock-high doors; ML-2 zoning; wet sprinkler; conveniently located to I-77, I-485, and CLT Airport
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COMMERCE PARK					
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; located near I-77, I-485, CLT Airport, and CBD
11000 S. Commerce Boulevard, Suite K Charlotte, NC 28273	±20,636	±2,986	3 DH 1 DI	20'	Front load facility; end cap; (3) 8' x 10' dock high doors; (1) 8' x 10' drive-in door; ML-2 zoning; wet sprinkler; conveniently located near I-77, I-485, and CLT Airport
10800 S. Commerce Boulevard, Suite A Charlotte, NC 28273	±23,040	±1,800	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; located near I-77, I-485, and CLT Airport
1200 Westinghouse Boulevard, Suite G Charlotte, NC 28273	±11,260- ±27,050	±2,533	4 DH 1 DI	20'	Front load facility; (4) 8' x 10' dock high doors; (1) 8' x 10' drive-in door; frontage on Westinghouse Blvd; ML-2 zoning; wet sprinkler; located near I-77, I-485, CLT Airport and CBD

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11515 GRANITE STREET Suites A-C Charlotte, NC	±41,600 - ±121,600	±1,450 - ±6,398	25 DH 1 DI 12 Rail Served	26'	(23) 10' x 10' dock-high doors with levelers; (2) 16' x 10' dock-high doors with levelers; (1) 10' x 10' drive-in doors; (12) rail served doors; I-2 zoning; 1.50 acres of laydown yard or trailer parking; rail served by Norfolk Southern; located near I-85, I-77, I-485, CLT Airport and CBD
13021 GENERAL DRIVE Charlotte, NC 28273	±49,350- ±150,687	BTS	30 DH 2 DI	32'	Build-to-suit opportunity; ML-2 zoning; (30) 9' x 10' dock high doors; 2) 14' x 16' drive-in doors; ESFR; strategic distribution location; conveniently located near I-77, I-485, CLT Airport, and CBD

## CENTRAL SUBMARKET

### ATANDO BUSINESS PARK

1200 Upper Asbury Avenue, Suite B Charlotte, NC 28206	±5,835	±1,250	1 DH	14'	Rear load facility; building signage opportunity; (1) 10' 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
1016 McClelland Court Charlotte, NC 28206	±9,929	±3,674	3 DH	N/A	Single tenant warehouse facility; (3) 8'x10' 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
1418 Ameron Drive Charlotte, NC 28206	±14,400	±1,316	2 DH	16'	Single tenant warehouse facility; (2) 8'x10' dock high doors; paved 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

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## CENTRAL SUBMARKET

### PROPERTY/ADDRESS

### AVAILABLE SF

### OFFICE SF

### LOADING

### CLEAR HEIGHT

### COMMENTS

#### ATANDO BUSINESS PARK

1319-1321 Upper Asbury Avenue  
Charlotte, NC 28206

±20,375

+1,154

3 DH  
1 DI

22'

Front load facility; 130' truck court; building signage opportunity; (3) dock high doors; (1) drive-in door; wet sprinkler; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility

1724 Toal Street  
Charlotte, NC 28206

±2 acres

N/A

N/A

N/A

Fully fenced site with gravel and lighting available; ideal for truck and trailer parking, material and equipment storage or laydown yard; ML-2 zoning; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility

#### RAPID COMMERCE PARK

2615 Verde Creek Road  
Charlotte, NC 28214

±21,580 -  
±74,671

BTS

19 DH  
2 DI

32'

Planned development; full concrete truck court; I-1 zoning; (19) 9' x 10' dock high doors; ESFR; 105 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport

2605 Verde Creek Road  
Charlotte, NC 28214

±42,865 -  
±271,200

BTS

60 DH  
2 DI

36'

Planned development; full concrete truck court; I-1 zoning; (60) 9' x 10' dock high 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

±90,000

BTS

BTS

32' - 40'

Planned development; full concrete truck court; I-1 zoning; ESFR; conveniently located near I-485, I-85, I-77, and CLT Airport

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# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

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## AIRPORT SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
RAPID COMMERCE PARK					
Verde Creek Road - Building D Charlotte, NC 28214	±155,400	BTS	BTS	32' - 40'	Planned development; full concrete truck court; I-1 zoning; ESFR; conveniently located near I-85, I-77, and CLT Airport
Verde Creek Road - Building C Charlotte, NC 28214	±504,698 - ±725,000	BTS	BTS	40'	Planned development; full concrete truck court; I-1 zoning; ESFR; conveniently located near I-85, I-77, and CLT Airport

## AIRPORT SUBMARKET

4101 WILKINSON BLVD 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-85, I-77, CBD, CLT Airport, and I-485
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## NORTH SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
<b>METROLINA PARK</b>					
7110 Expo Drive, Suite G Charlotte, NC 28269	±37,972	±3,017	8 DH 1 DI	30'	1 per 1,000 SF car parking; 185' truck court; ESFR sprinkler system; conveniently located to I-77, I-85, I-485, CLT Airport, and CBD
7224 Statesville Road, Suite A Charlotte, NC 28269	±26,164	±4,500	4 DH 1 DI	30'	Rear load facility; (4) 9' x 12' dock high doors; (1) 12' x 14' drive-in door; ESFR sprinkler systems, 1 per 1,000 SF car parking; 185' truck court; ESFR sprinkler system; conveniently located to I-77, I-85, I-485, CLT Airport, and CBD
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 to I-77, I-85, I-485, CLT Airport, and CBD

## FREEMORE WEST SUBMARKET

1540 ENDERLY ROAD Charlotte, NC 28208	±8,916	-	9 DI	16'	One story warehouse facility with storage shed; fully fenced in and secured lot; CG zoning; (9) 18' x 11' drive-in doors; conveniently located to I-85, I-77, CBD, 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 to I-77, I-85, CBD, and CLT Airport

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CHARLOTTE, NC • MAY 2025



## GASTON COUNTY SUBMARKET

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 opportunities; potential to be rail served; adjacent to power substation; conveniently located to I-85, McAdenville Road, Highway 321, and CLT airport

## LAND / OUTDOOR STORAGE

13021 GENERAL DRIVE Charlotte, NC 28273	Outdoor Storage	Charlotte	±5 - 8	ML-2	Existing 5 usable acres of gravel yard with ability to expand up to 8 usable acres; available for IOS (industrial outdoor storage) and MRO (maintenance repair and operations); facility BTS; ideal uses for site include truck and trailer parking, material and equipment storage or laydown yard; option to pave or gravel the site; capacity for 255 truck/trailer parking stalls
222 E. 28TH STREET Charlotte, NC 28206	Parking Lot	Charlotte	±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

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# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH, NC • MAY 2025

## EAST WAKE COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
KNIGHTDALE GATEWAY 421 Milburnie Lake Drive Raleigh, NC 27610	±26,127 - ±131,464	BTS	60 DH 2 DI	36'	MI-PUD zoning; (60) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 18 trailer spaces; 235 car parking spaces; conveniently located to I-540, I-87, I-440, Downtown Raleigh, and RDU Airport
3301 JONES SAUSAGE ROAD Garner, NC 27529	±18,500- ±128,042	BTS	22 DH 1 DI	32'	130' truck court with additional +0.85 acres; Small bay infill distribution, city counter space and or showroom opportunities; located within close proximity to I-40, I-440 and US-70
3301 JONES SAUSAGE ROAD Suite 111 Garner, NC 27529	±33,710	±2,810	2 DH	16'-18'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and interstate access
3301 JONES SAUSAGE ROAD Suite 129 Garner, NC 27529	±6,237	±1,385	2 DI	16'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and interstate access

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## SOUTHWEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
APEX GATEWAY					
3560 Brightleaf Lane Apex, NC 27523	±41,157 - ±205,776	BTS	41 DH 2 DI	32'	LI-CZ zoning; (41) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 200' shared truck court; 1 car parking space per 1,000 SF; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
930 Gateway Drive Apex, NC 27523	±38,761- ±207,666	BTS	48 DH 2 DI	32'	LI-CZ zoning; dock high doors and drive-in loading; ESFR; 1 car parking space per 1,000 SF; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
920 Gateway Drive Apex, NC 27523	±26,435- ±187,669	BTS	48 DH 2 DI	32'	LI-CZ zoning; dock high doors and drive-in loading; ESFR; 1 car parking space per 1,000 SF; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham

## RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE/SF	ZONING	COMMENTS
APEX GATEWAY US Highway 64 & NC 751 Raleigh, NC 27523	Development Site	±1-6	(CX-3)	300 acre mixed-use development - Multiple points of ingress and egress to site via fully signalized intersections; Close proximity to multiple existing and under development residential communities including Sweetwater Apex, Deer Creek, Cedar Crossing, Willow Hills, and Smith Farm

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## RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	AVAILABLE SF	ZONING	COMMENTS
KNIGHTDALE GATEWAY Milburnie Lake Drive Raleigh, NC 27610	Development Site	±11,500	MI-PUD	Proposed building; located within a 550,000 SF development - two points of ingress and egress; direct street frontage along US-64/Knightdale Blvd retail corridor; conveniently located near I-540, I-87, and I-440

## LAND

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	AVAILABLE SF	ZONING	COMMENTS
HODGES STREET 912 Hodges Street Raleigh, NC 27608	Development Site	±13.3	±33,890 - ±59,000	(CX-3)	Site's permitted uses include retail sales and services, light manufacturing, research and development, office, indoor /outdoor recreation, and storage; Desired infill location at the epicenter of the high-density Wake Forest Rd and Atlantic Ave corridor

## GREENSBORO

### EDWARDIA INDUSTRIAL PARK

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
400-A Edwardia Drive Greensboro, NC 27409	±16,000	±4,351	2 DH 1 DI	14'	Light Industrial (LI) zoning; 2 (8' x 8') dock high doors; 1 (12' x 12') drive-in door ; can accommodate a variety of uses including infill warehouse, showrooms, distribution; Central Greensboro location with great access to amenities and within 1.6 miles to I-40
406 Edwardia Drive Greensboro, NC 27409	±2,600	±2,600	BTS	14'	Stand-alone single tenant flex space; ample parking; layout includes reception area, break room and private offices; Central Greensboro location with great access to amenities and within 1.6 miles to I-40

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