

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • NOVEMBER 2025



AIRPORT WEST - RAPID COMMERCE PARK

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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; ESFR; 105 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
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; conveniently located near I-485, I-85, I-77, and CLT Airport
Verde Creek Road - Building C1 Charlotte, NC 28214	±250,000 - ±504,333	BTS	BTS	40'	Planned development; cross-dock facility; 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 C2 Charlotte, NC 28214	±350,000 - ±744,000	BTS	133 DH 4 DI	40'	Planned development; cross dock facility; (133) 9' x 10' dock high doors; (4) 14' x 16' drive-in doors; 190' truck court; ML-1 CD zoning; ESFR; 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

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AIRPORT WEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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
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 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	5 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
11515 Granite Street Suite A-C Charlotte, NC 28273	±41,600 - ±121,600	±903 - ±1,450	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 door; (12) rail served doors; additional BTS office opportunity; ±1.35 acres of laydown yard or trailer parking; rail served by Norfolk Southern; 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

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
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
3612-3640 Century Place Charlotte, NC 28206	±20,000 - ±80,000	±1,316 - ±6,149	16 DH 1 DI	20'	Ability to fence and secure the truck; front load distribution facility; (16) 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
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
Rapid Commerce Park Verde Creek Road - Building B1 Charlotte, NC 28214	±11,900	±6.78	ML-1 CD	For sale or lease; proposed industrial facility with up to 13.3 acres available; ability to secure site; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park Verde Creek Road - Building B2 Charlotte, NC 28214	±11,900	±6.52	ML-1 CD	For sale or lease; proposed industrial facility with up to 13.3 acres available; ability to secure site; conveniently located near I-485, I-85, I-77, and CLT Airport

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

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