

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • OCTOBER 2025



AIRPORT WEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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
Rapid Commerce Park 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
Rapid Commerce Park 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
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
Rapid Commerce Park 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
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-85, I-77, CBD, CLT Airport, and I-485
3927 Morris Field Drive Suite B Charlotte, NC 28208	±3,196	±986	1 DI	N/A	Rear load building; Signage opportunities; Direct access to Wilkinson Boulevard; conveniently located near 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 to I-77, I-85, CBD, and CLT Airport
1540 Enderly Road Charlotte, NC 28208	±8,916	-	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 to I-85, I-77, CBD, CLT airport

TIM ROBERTSON
Senior Partner
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER
Senior Associate | Industrial
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • OCTOBER 2025



SOUTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
13021 General Drive Charlotte, NC 28273	±49,350- ±150,515	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; located near I-77, I-485, CLT Airport, and CBD
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
Commerce Park 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
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
Commerce Park 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
Commerce Park 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
Commerce Park 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
Commerce Park 11515 Granite Street, Suites A-C Charlotte, NC 28273	±41,600 - ±121,600	±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; 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

TIM ROBERTSON
Senior Partner
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER
Senior Associate | Industrial
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • OCTOBER 2025



SOUTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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; located near I-77, I-485, CLT Airport, and CBD
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; located near I-77, I-485, CLT Airport, and CBD
Carolina Logistics Park 12038 Carolina Logistics Drive, Suite A Pineville, NC 28134	±129,872	BTS	26 DH 1 DI	32'	G-I zoning; (26) 9' x 10' dock high doors; (1) 14' x 16' drive-in door; ESFR; 50 trailer spaces; located near I-77, I-485, CLT Airport, and CBD

NORTH SUBMARKET

Metrolina Park 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
Metrolina Park 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
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 to I-77, I-85, I-485, CLT Airport, and CBD

TIM ROBERTSON
Senior Partner
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER
Senior Associate | Industrial
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • OCTOBER 2025



CENTRAL SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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 to CBD and UPS facility
Atando Business Park 1016 McClelland Court Charlotte, NC 28206	±9,929	±3,674	3 DH	N/A	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 to CBD and UPS facility
Atando Business Park 1313 Upper Asbury Avenue Charlotte, NC 28206	±10,200	±442	2 DH	22'	Front load facility; 130' truck court with 7 trailer parking spaces; (3) dock high doors; (1) drive-in door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility
Atando Business Park 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) drive-in door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility
Atando Business Park 3612-3640 Century Palce 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)
Atando Business Park 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; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40)
Trailer Drive Charlotte, NC 28206	±11,900	BTS	4 DI	N/A	Industrial facility with ±2 acre outdoor storage yard; (3) 12' x 16' grade level doors; (1) 14' x 16' grade level door; site is graveled, fenced, lighted and secured; direct access to I-77 and I-85 interchange

TIM ROBERTSON
Senior Partner
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER
Senior Associate | Industrial
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • OCTOBER 2025



LAND / OUTDOOR STORAGE CHARLOTTE

PROPERTY/ADDRESS	USE		ZONING	COMMENTS
222 E. 28th Street Charlotte, NC 28206	Parking Lot	±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

GASTON COUNTY SUBMARET

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

TIM ROBERTSON
Senior Partner
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER
Senior Associate | Industrial
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com
Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.