

**AVAILABLE**  
**10908 Mount Holly Road Charlotte NC**  
**AND**  
**200 Pawley rd Charlotte NC**



**Details**

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Asking Price	\$2,900,000
Subtype	Flex, Manufacturing, Warehouse
Price/Sq Ft	\$93.55
Year Built	1964
Stories	2
Loading Docks	5
Ceiling Height	24

Property Type	Industrial, Mixed Use
Square Footage	31,000
Units	3
Buildings	3
Lot Size (acres)	4.8
Dock High Doors	2

**Description:**

2 Properties package, can be sold separately: Industrial opportunity with TWO CLEARED PARCELS at 10908 Mount Holly Rd and 200 Pawley Dr, Charlotte, NC, featuring 326 feet of ROAD FRONTAGE and 31,000 sq ft of versatile space.

Asking price is for both but we will consider all offers on each.

This gated, fenced property includes, an office with a bathroom, variable ceiling heights, bays, loading docs, and industrial electric power.

Do not confuse this listing with one with a different residential similar address when putting on google maps. This listing is in Charlotte and is industrial/business.

**Zoning:**

The property at 10908 Mt. Holly is zoned I-1 CD (Light Industrial Conditional District, left side) & I-2 CD (General Industrial District, main building)

200 Pawley is zoned CG (General Commercial Zoning District). There is no conditional site plan for this property.

Buyer could possibly combine both lots but would need to first check with the Charlotte Subdivision Department in Planning. We can assist with that.

**Uses:**

Possible Uses include:

- Investment (buy and lease each building)
- Manufacturing
- Warehousing
- Flex
- Catering (with interior overhaul)
- Dealership (left most building, city requires adding a public restroom, etc)
- Car Repair
- Truck Repair (main building only due to zoning)

- And more !

Buyer /Buyer Agent to check with city depending on intended use.We can assist with that.

**Lot Features:**

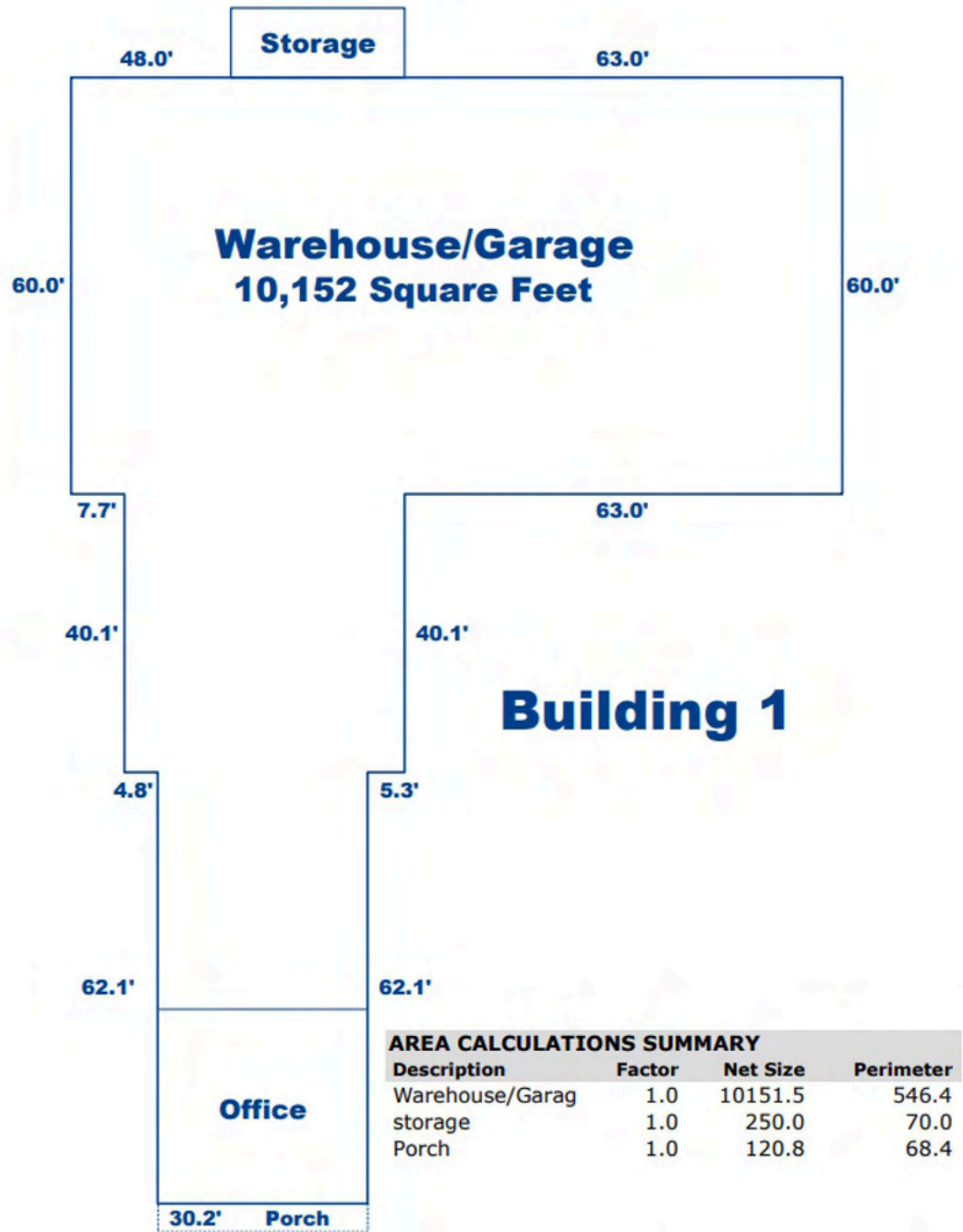
- Total 4.8 Acres
- Each lot is 2.4 Acres
- Each Lot is Gated and Fenced
- Ample parking
- Lots are relatively Level (200 pawley on the right size-the wooded area- is not very level)



**Buildings:**

Main building has 2 dock, 5 bays

Ceiling height varies through the buildings, mezzanine in main building.



259.8'

30.1'

## Building 2

Warehouse/Garage  
7820 Square Feet

### AREA CALCULATIONS SUMMARY

Description	Factor	Net Size	Perimeter
Warehouse/Garag	1.0	7820.0	579.8

260.2'

40.5'

## Building 3

Warehouse/Garage  
10,538 Square Feet

### AREA CALCULATIONS SUMMARY

Description	Factor	Net Size	Perimeter
Warehouse/Garag	1.0	10538.1	601.4

60.2'

## Building 4

Garage/Warehouse  
2513 Square Feet

40.4'

27.2'

6.8'

11.9'

1.3'

60.2'

### AREA CALCULATIONS SUMMARY

Description	Factor	Net Size	Perimeter
Garage	1.0	2513.0	214.8

## Occupancy Characteristics

**448,814**

Occupied Housing Units in Mecklenburg County, North Carolina

H1 | 2020 Decennial Census

### Owner Occupied Housing Units by Types of Households

in Mecklenburg County, North Carolina

Married-couple family - 152,668



Male householder, no spouse present - 7,843



Female householder, no spouse present - 23,592



0 20K 40K 60K 80K 100K 120K 140K 160K 180K 200K

S2501 | 2023 American Community Survey 1-Year Estimates

# Employment

## Class of Worker

**8.5%** ± 0.7%

Local, state, and federal government workers in Mecklenburg County, North Carolina

**13.6%** ± 0.3%

Local, state, and federal government workers in North Carolina

S2406 | 2023 American Community Survey 1-Year Estimates

## Commuting

**25.8** ± 0.5

Average travel time to work (in minutes) in Mecklenburg County, North Carolina

**25.3** ± 0.2

Average travel time to work (in minutes) in North Carolina

*S0801 | 2023 American Community Survey 1-Year Estimates*

## Employment and Labor Force Status

**69.2%** ± 0.9%

Employment Rate in Mecklenburg County, North Carolina

**59.5%** ± 0.3%

Employment Rate in North Carolina

*DP03 | 2023 American Community Survey 1-Year Estimates*

## Work Experience

**39.5** ± 0.3

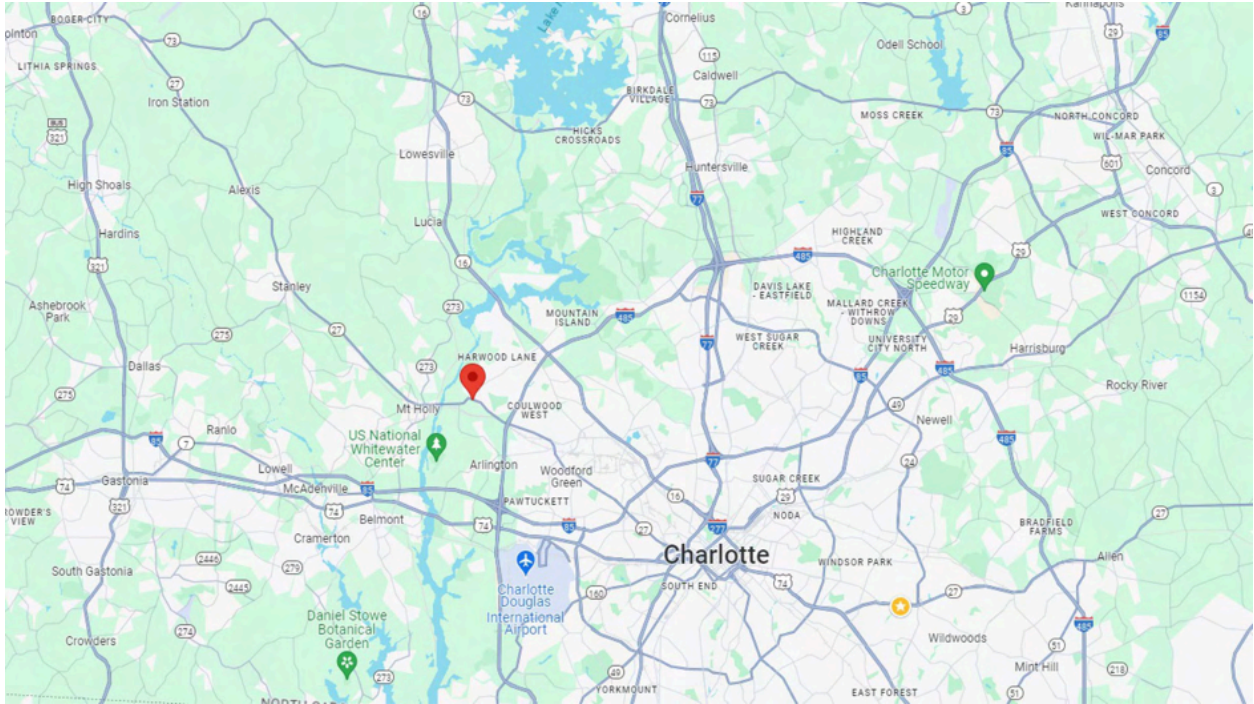
Mean Usual Hours Worked for Workers in Mecklenburg County, North Carolina

**38.9** ± 0.1

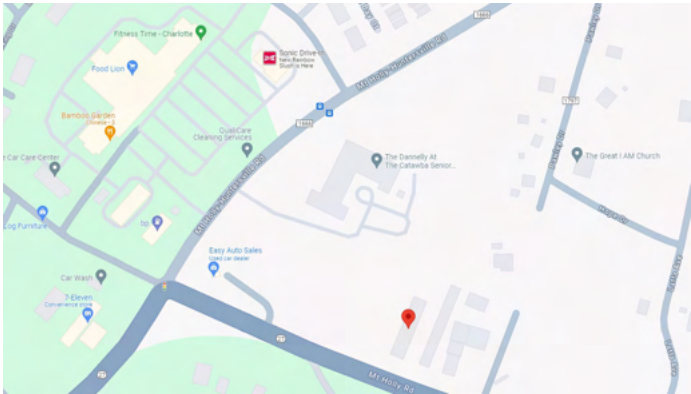
Mean Usual Hours Worked for Workers in North Carolina

*S2303 | 2023 American Community Survey 1-Year Estimates*





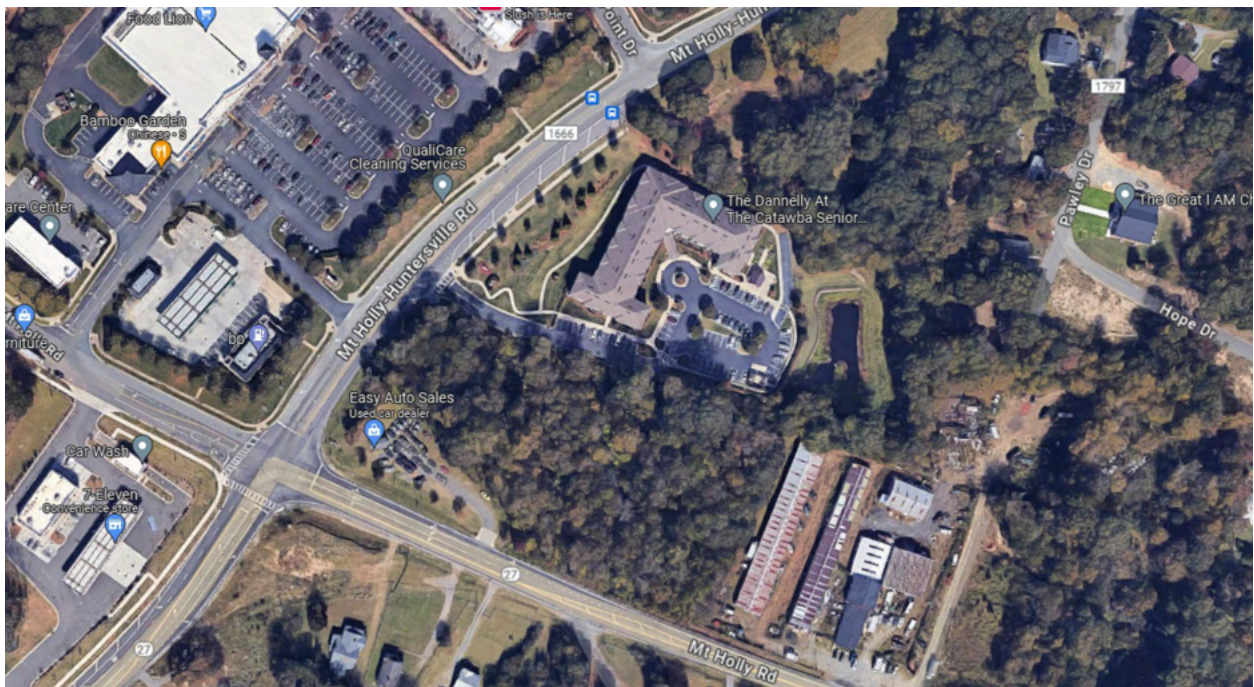
**Zoomed out View**



**Zoomed in view**

Mount Holly Road & Mount Holly-Huntersville Rd  
INTERSECTION

Property is about  
600 feet from MAJOR Intersection







Industrial | Business | Land | Multi.

# Ramzi Hawa

MCCE, EE, PMP, CCP



Text or Whatsap Preferred

## 704-780-3905

Division Broker

Team@KWCommercial.com

Commercial Division Lead Broker at KW Select  
6431 Old Monroe Rd Suite 201 Indian Trail, NC, 28079



Each Office is Independently Owned & Operated

