



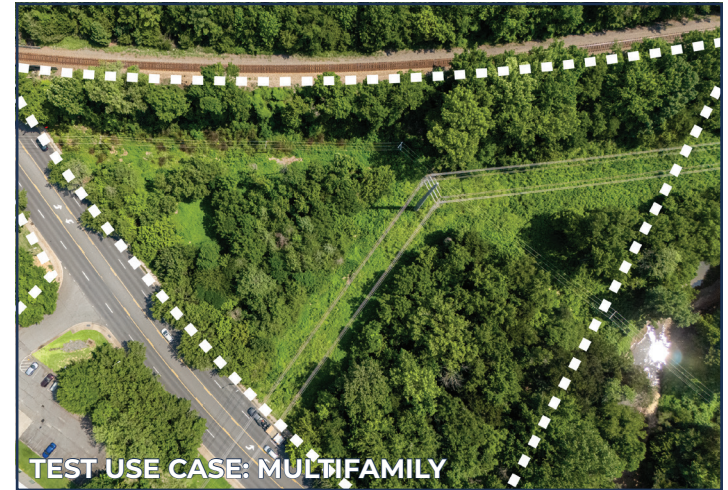
8845 Monroe Rd., Charlotte NC

CHARLOTTE LAND FOR SALE

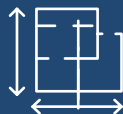
Secure a highly strategic industrial footprint in the active Charlotte and Matthews corridor. This 4.11 acre parcel of raw land at 8845 Monroe Road is zoned Manufacturing and Logistics (ML), presenting a rare development opportunity in a high barrier to entry market. Positioned adjacent to McAlpine Creek Park and just minutes from Independence Blvd, the site provides exceptional connectivity to South Charlotte and surrounding submarkets. Whether you are looking to develop a new logistics facility, warehouse, or distribution hub, this property offers a prime blank canvas.

Property Highlights:

- ▶ 4.11 acres of raw commercial land for sale
- ▶ Zoned Manufacturing and Logistics (ML)
- ▶ Located along the Monroe Road corridor
- ▶ Immediate access to Independence Blvd, I-485, Matthews, and South Charlotte
- ▶ Exceptional development opportunity for industrial or logistics users



For Sale
\$1.618M



±4.11
AC



Parcel ID
19108105



Zoning
ML-1
Manufacturing & Logistics

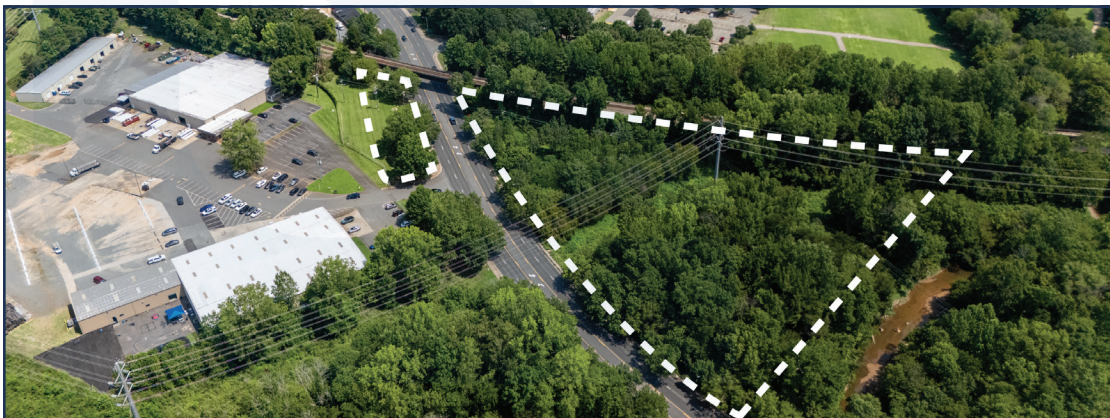
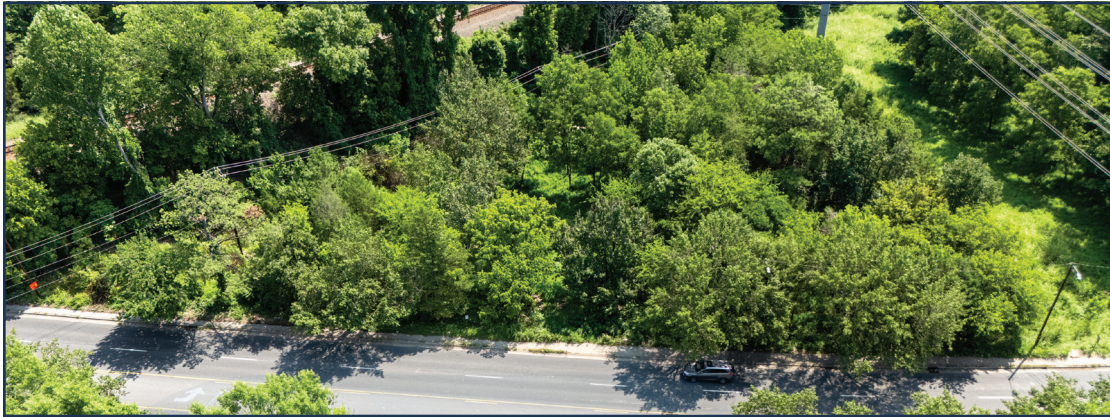


Property Type
Commercial
Land



8845 MONROE RD, CHARLOTTE NC | LAND FOR SALE | KUESTER COMMERCIAL | 127 BEN CASEY DR, STE 101 | FORT MILL, SC 29708 | 803.578.7788 | KUESTERCRE.COM

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**PROPERTY DETAILS**

Address	8845 Monroe Rd. Charlotte, NC 28211
Sale Price	\$1,618,000
Property Type	Commercial Land
Parcel ID	19108105
Acreage	±4.11 AC
Zoning	ML-1 Manufacturing & Logistics

**Kuester
Commercial****803.578.7788****127 Ben Casey Dr
STE 101
Fort Mill, SC 29708****ROGER METZ**
704.604.2964
roger@kuestercre.com**ALEXIS MILLER**
803.207.0191
alexis@kuestercre.com