



LEGACY



NNN Investment

3316 GIBBON RD CHARLOTTE, NC



PROPERTY SUMMARY

- Type: Industrial- General.
- Zoning: ML-1.
- County: Mecklenburg.
- Parcel Configuration: Two-parcel assemblage.
- APN / Parcel ID: 043-251-10.
- Site Size: 2.47 Acres (fully fenced).

Total Building Size: 23,430 SF

- Office Area: 3,000 SF.
- Warehouse Area: 20,430 SF.



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BUILDING & INFRASTRUCTURE

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- **Ceiling Height:** 24'-30'
- **Column Spacing:** 40' W x 28' D
- **Power:** 3-Phase / 480 Volt

Site Features:

- Fully fenced 2.47-acre site
- Paved outdoor yard / parking area.

Loading Configuration

- One (1) 14' drive-in door. ● Two (2) 14' internal loading docks (grade-level).
- One (1) 8' external loading dock.

CONTACT TODAY



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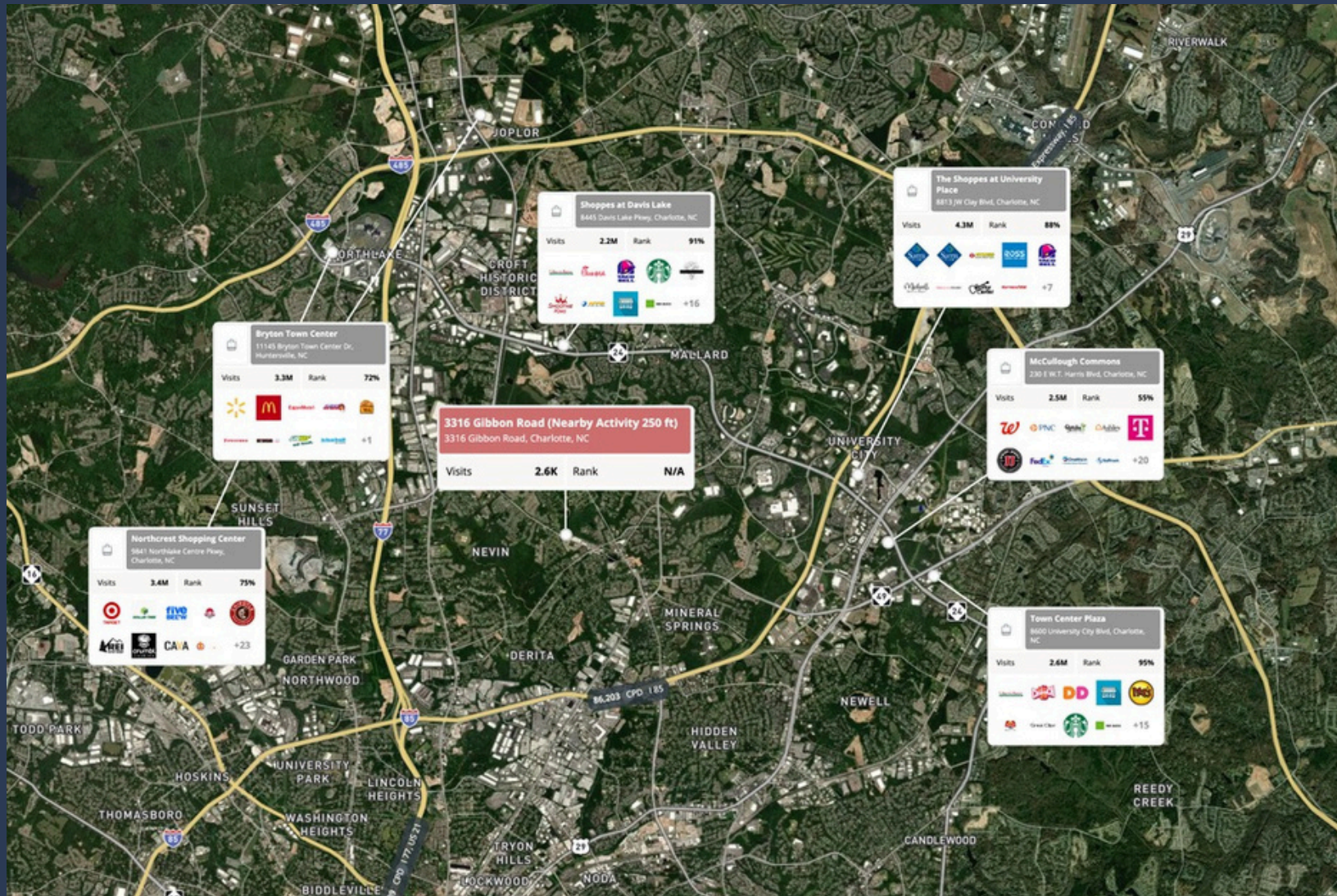
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LOCATION HIGHLIGHTS

3316 GIBBON RD CHARLOTTE, NC



- Positioned in the Charlotte–Concord–Gastonia metro, a top Southeast industrial market.
- Strong population growth and deep regional labor pool.
- Immediate access to I-77 and I-85 for efficient regional and interstate distribution.
- Central Piedmont location enabling same-day reach to major Southeast markets



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