



# 2719 Westport Road

Charlotte, NC 28208



## Available for Sale

+/- 27,647 SF Industrial Building



Property Overview

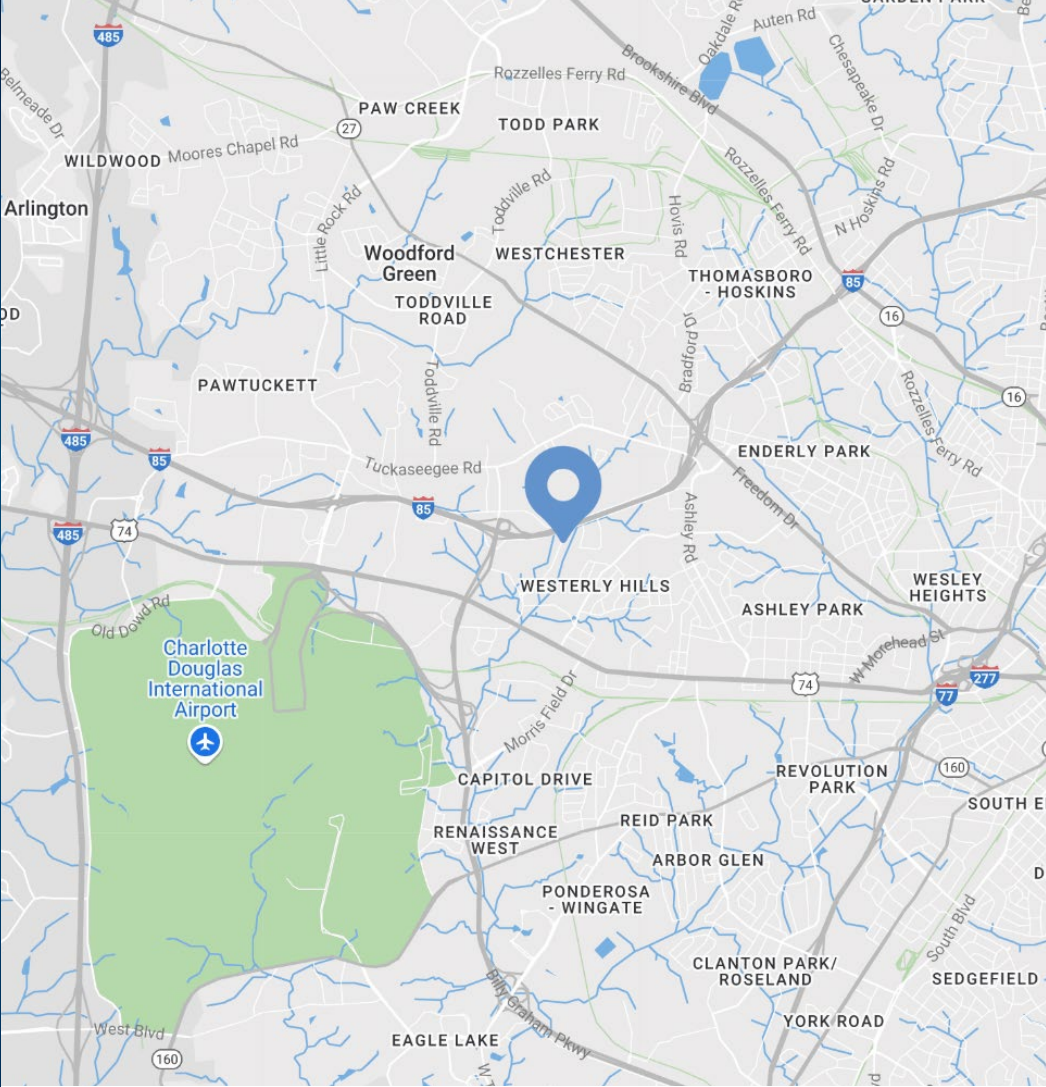
# 2719 Westport Road

## Available for Sale

2719 Westport Rd is a +/- 27,647 SF industrial property zoned ML-1, suitable for manufacturing and logistics. The building features one drive-in door, three dock-high doors, an 18-foot clear height, and a layout comprising 20% office space and 80% warehouse space. Located on Westport Rd, it offers convenient access and excellent functionality for industrial operations.

Property Details

Address	2719 Westport Rd   Charlotte, NC, 28208
Availability	+/- 27,647 SF Available for Sale
Acreage	+/- 2.119 AC
Use	Industrial
Parcel	06112305
Zoning	ML-1
Traffic Counts	Billy Graham Pkwy   45,500 VPD I-85   114,000 VPD
Sale Price	\$5,250,000

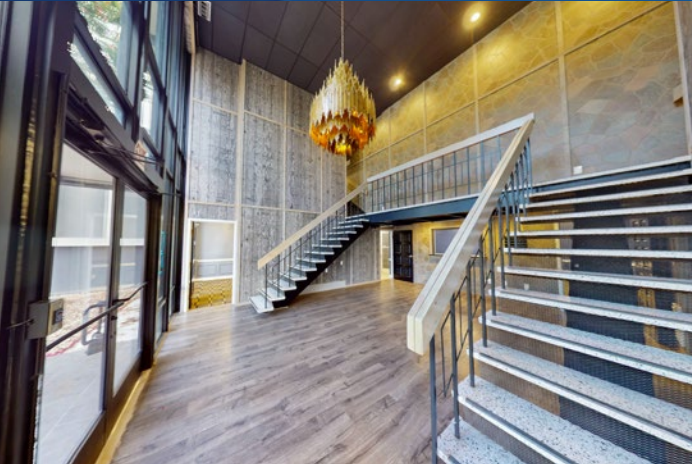


### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,156	53,269	173,725
Avg. Household Income	\$72,153	\$78,501	\$110,106
Median Household Income	\$58,890	\$52,988	\$72,511
Households	2,803	21,378	79,711
Daytime Employees	9,236	39,390	181,856



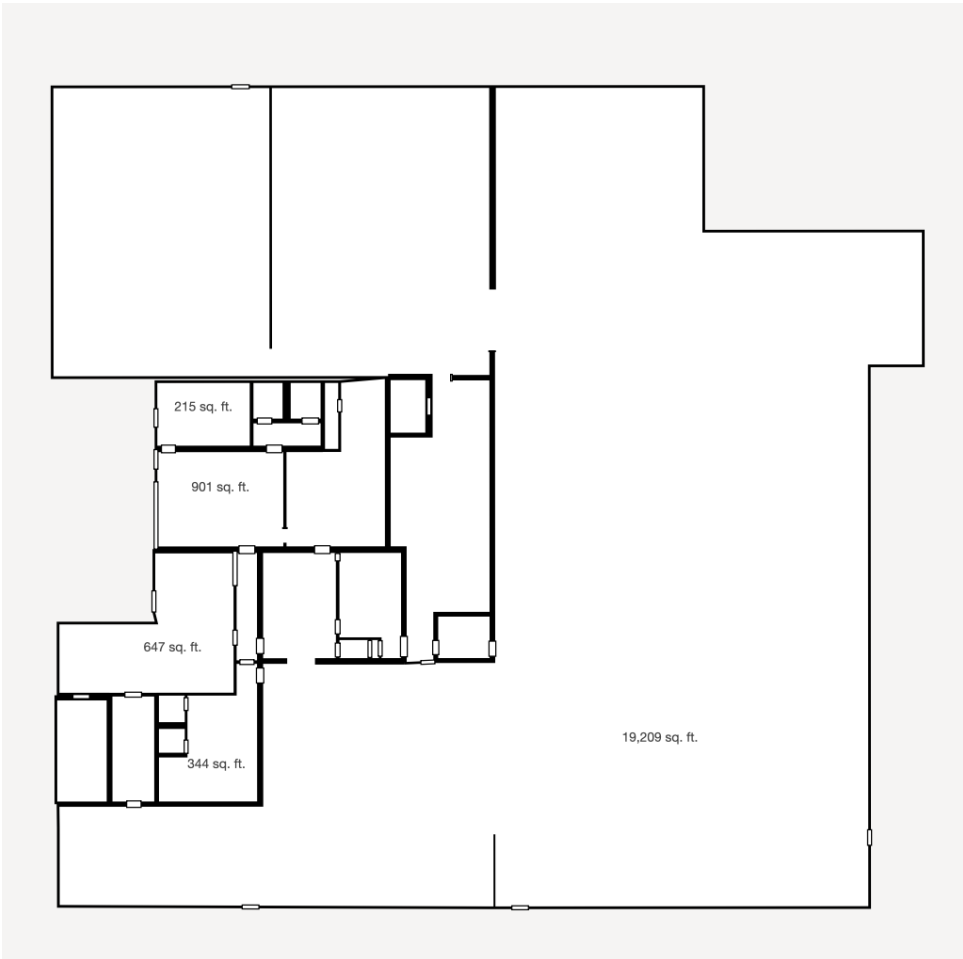
## Property Photos



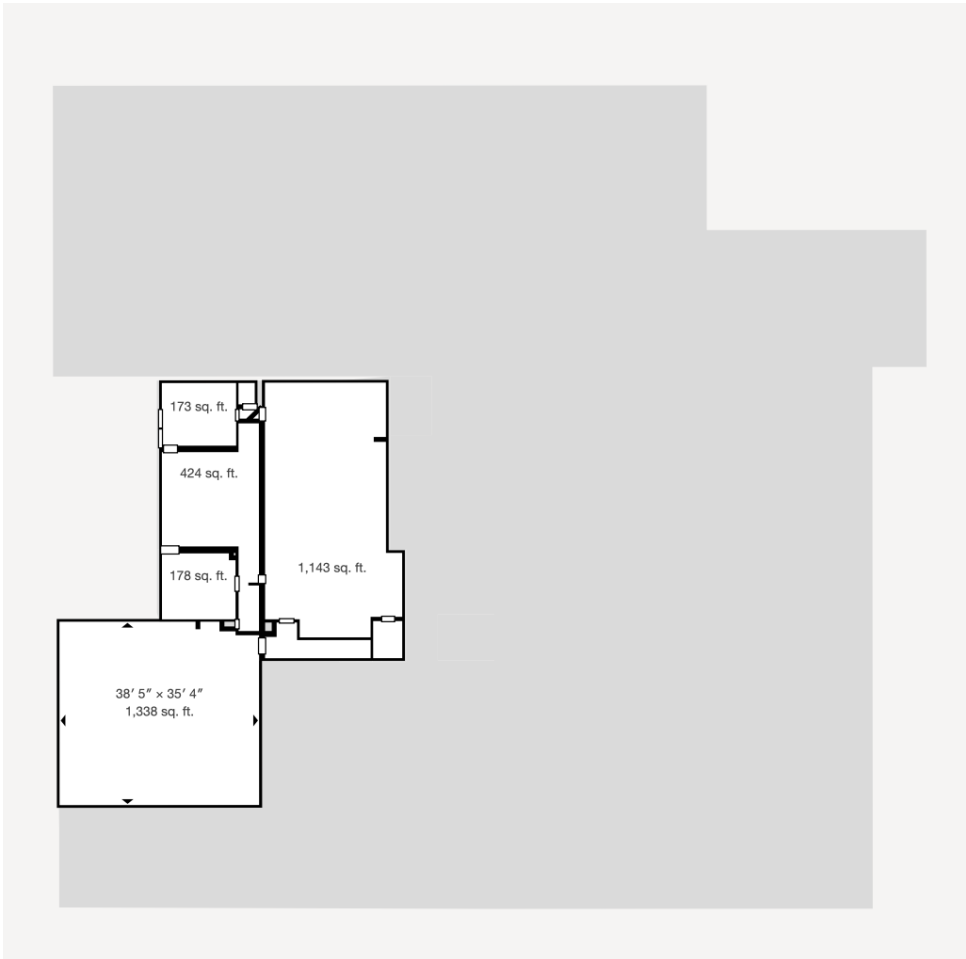
Available

+/- 27,647 SF

 Virtual Tour



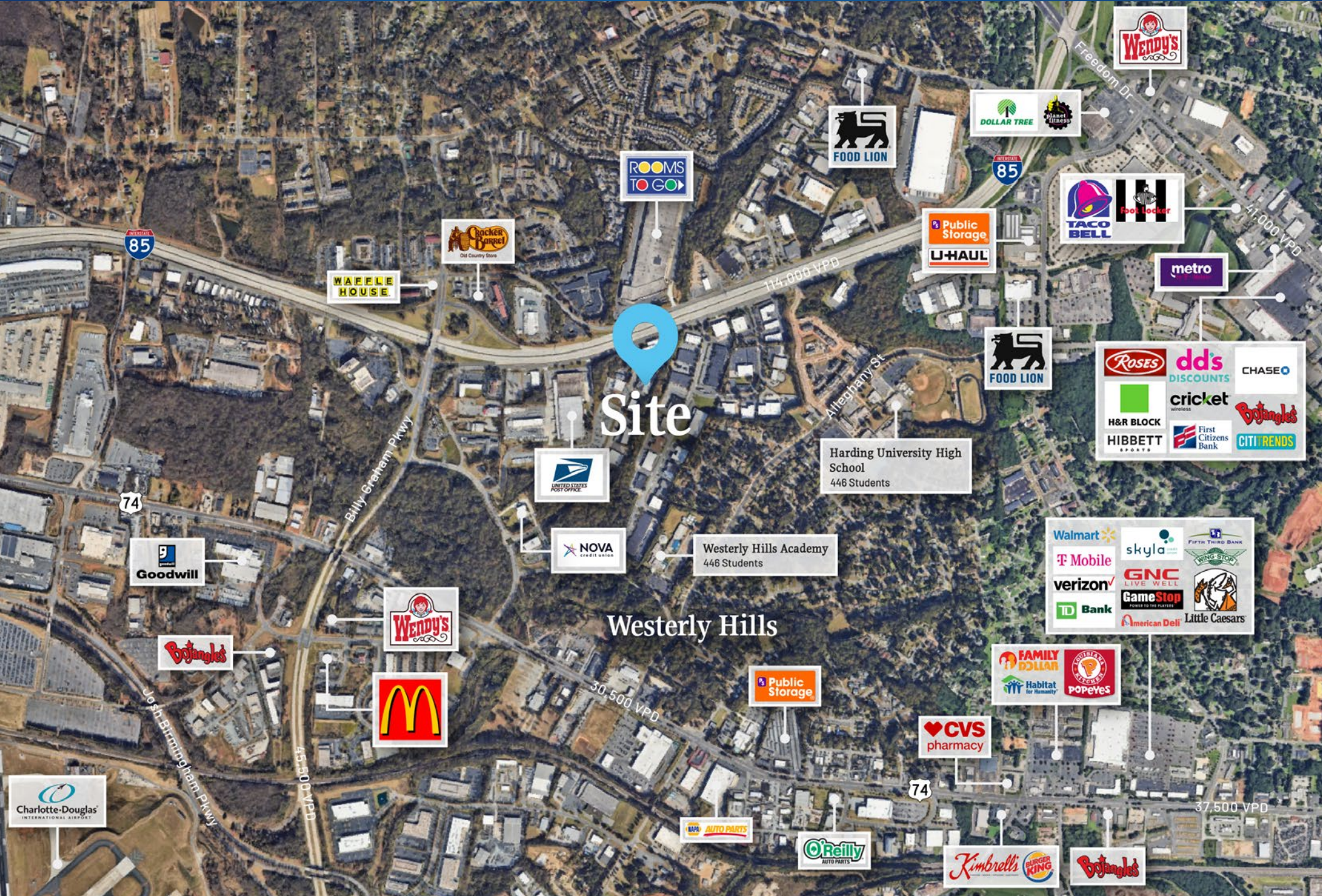
First Floor



Second Floor



Market Overview







Contact for Details

**Frank Jernigan**

(704) 749-5742

frank@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.