



AVAILABLE FOR LEASE

+/- 8,767 SF INDUSTRIAL
+/- 0.58 AC

3400 SILAS AVE
CHARLOTTE, NC 28206



LEGACY



+/- 8,767 SF Industrial Available for Lease

Rare opportunity to lease a turn-key warehouse in Charlotte's North Tryon/Atando submarket. Great access to major transportation, only a 5 minute drive to both I-85 and I-77. The surrounding area is experiencing rapid growth, focusing on multifamily, office, and retail development in North End, North Tryon, and NoDa. This is a great opportunity to secure industrial space where quality inventory is scarce.

PROPERTY OVERVIEW

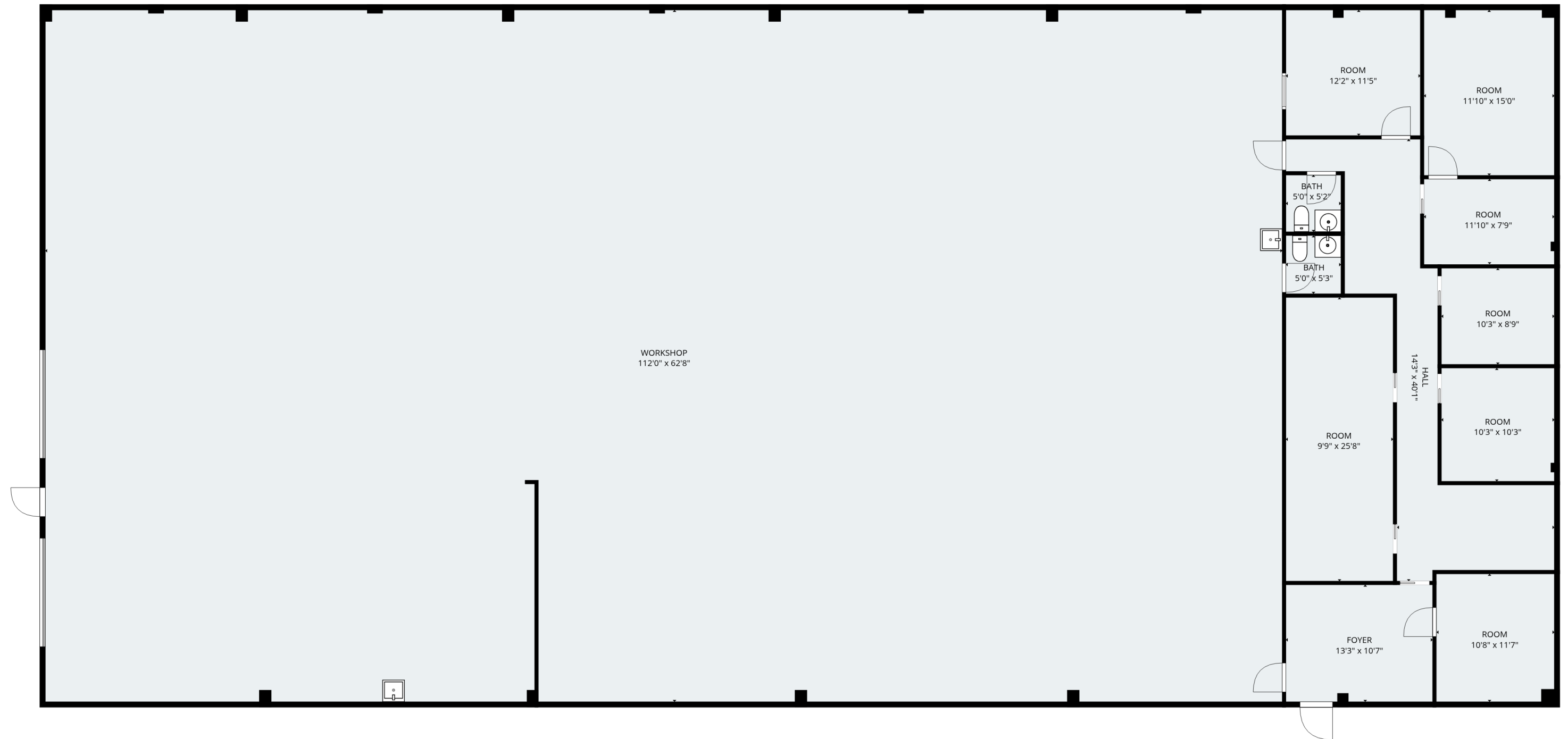
SITE DESCRIPTION	
Location	3400 Silas Ave Charlotte, NC 28206
Square Footage	8,767 SF Total Available for Lease 7,167 SF Warehouse / 1,600 SF Office Available January 15, 2026
Acreage	+/- 0.58 Acres
Use	Industrial
Zoning	ML-2
Parcel ID	08502201
Doors	2 Dock High Doors
Ceiling Height	15 FT
Power	480V 3 Phase
Lease Rate	\$10,000/Month NNN + TICAM \$0.70/SF*
Notes	*Common area maintenance and utilities are direct Tenant responsibilities **Lease term is negotiable

DISCLAIMER: Any lease is contingent upon the buyer successfully closing on the property.

PROPERTY PHOTOS



FLOOR PLAN



LOCATION OVERVIEW

NORTH TRYON

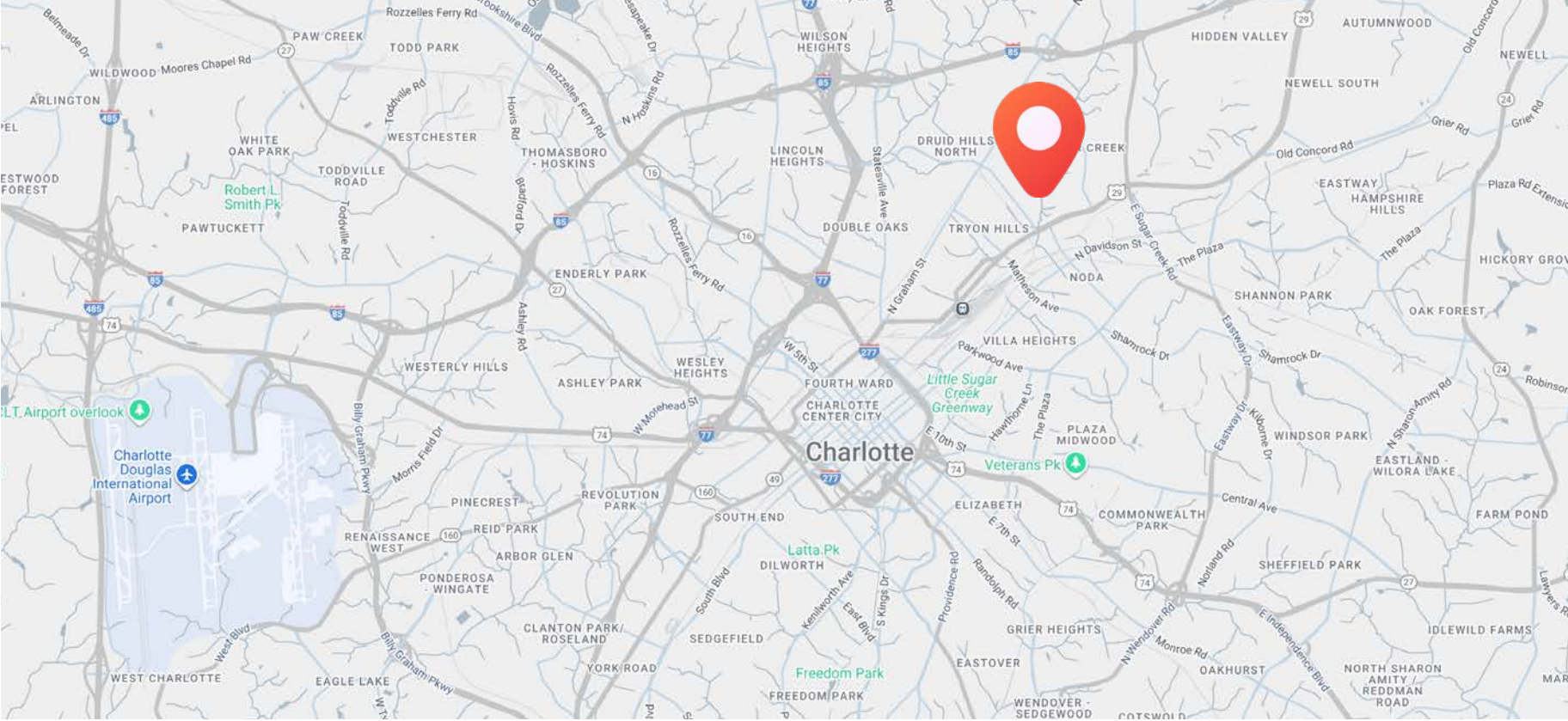
Rapidly evolving urban corridor that stretches along North Tryon Street from Uptown toward University City. The district represents Charlotte’s creative soul, a place where old industrial bones meet new urban energy, creating a neighborhood that’s walkable, transit-connected, and culturally rich.

NORTH END

Charlotte’s North End is being reshaped by the LYNX Blue Line light rail, which has sparked a wave of transit-oriented development and urban renewal. Camp North End, a massive redeveloped industrial complex, has become a creative hub featuring food halls, breweries, artist studios, and innovative retail. The North End is all about urban future, where historic industrial heritage meets contemporary development.

NODA

NoDa is the heart of Charlotte’s vibrant art scene and features numerous restaurants, boutique retailers and music venues. Continued institutional investment and light-rail connectivity has only strengthened this character and expanded NoDa’s influence to the surrounding areas, especially Sugar Creek residents.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	10,029	106,882	283,076
Population Growth (2025-2030)	6.92%	2.04%	1.76%
Households	4,864	49,533	128,086
Average Household Income	\$104,439	\$109,122	\$116,165
Businesses	587	5,872	15,703
Employees	5,862	71,425	204,729



LITTLE SUGAR CREEK GREENWAY



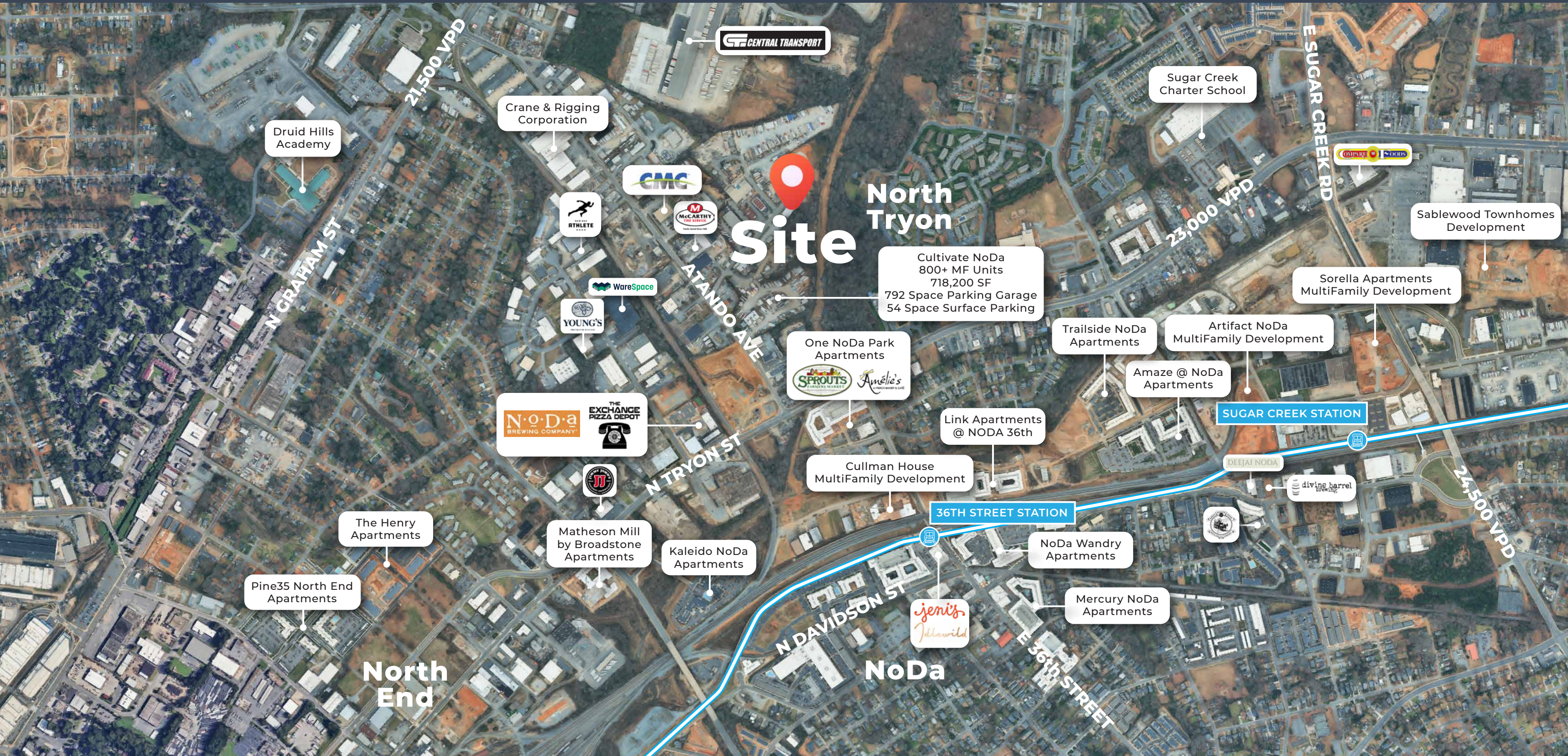
OPTIMIST HALL



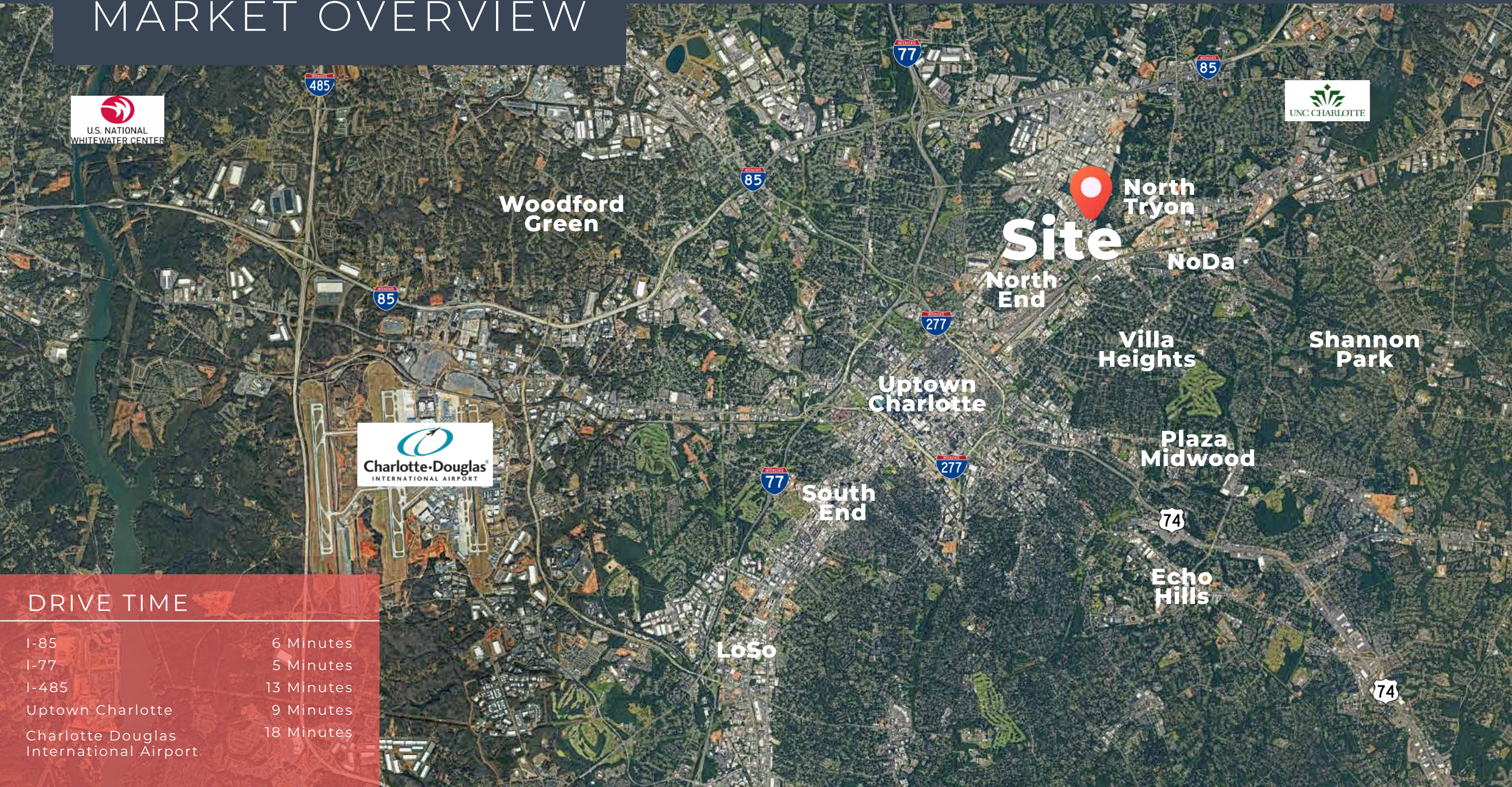
CAMP NORTH END



NODA



MARKET OVERVIEW



DRIVE TIME

I-85	6 Minutes
I-77	5 Minutes
I-485	13 Minutes
Uptown Charlotte	9 Minutes
Charlotte Douglas International Airport	18 Minutes

EXCLUSIVE ADVISORY TEAM

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DISCLAIMER

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.



LEGACY

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