

# East Charlotte Industrial Land



7619 PENCE RD, CHARLOTTE, NC 28215

Land

**FOR** | Sale  
**SIZE** | ±31.17 Acres  
**PRICE** | \$149,500/Ac.



## Overview

±31.17 acres of rail-served industrial land available for sale

Majority of the site is zoned ML-1 with 1.11 acres zoned B-2(CD) on Pence Road

Railroad crossing agreement signed with Aberdeen Carolina & Western Railway to access the property from Pence Road

Utility access near site; buyer to verify capacity

3.5 miles to I-485 and 1.25 miles to Highway 24/27. Rare industrial site inside the I-485 loop

Mecklenburg County PID #s:  
10817111 & 10817112

## East Charlotte Industrial Land for Sale



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## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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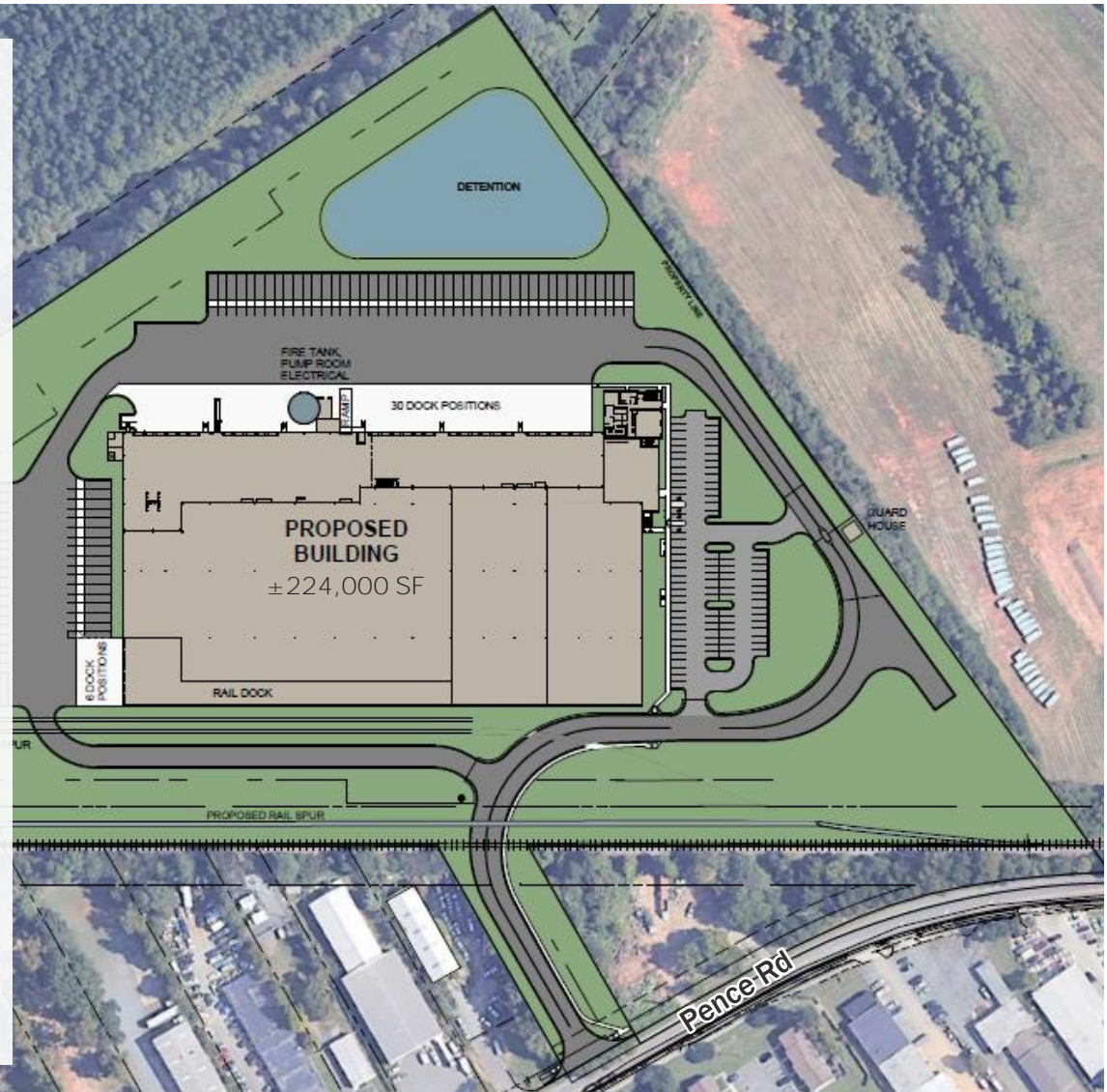
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## Proposed Cold Storage Site Plan



<b>Capacity</b>	36,000+ Pallet Positions (FLEXSPACE High-Density Mobile Racking System)	
<b>Facility Area</b> ±224,000 SF	Freezer:	±145,000 SF
	Refrigerated Rail Dock:	±19,000 SF
	Refrigerated Truck Dock:	±40,300 SF
	MHE Room:	±6,100 SF
	Office:	±13,600 SF
<b>Freezer Clear Height</b>	48'	
<b>Dock Depths</b>	Refrigerated Truck Dock:	65'
	Refrigerated Rail Dock:	38'
	Rail/Truck Cross Dock:	75'
<b>Truck/Rail Docks</b>	36 Truck Bays 5 Rail Dock Doors 6 Rail Cross Dock Truck Bays	
<b>Truck/Trailer Parking</b>	85 Spaces	



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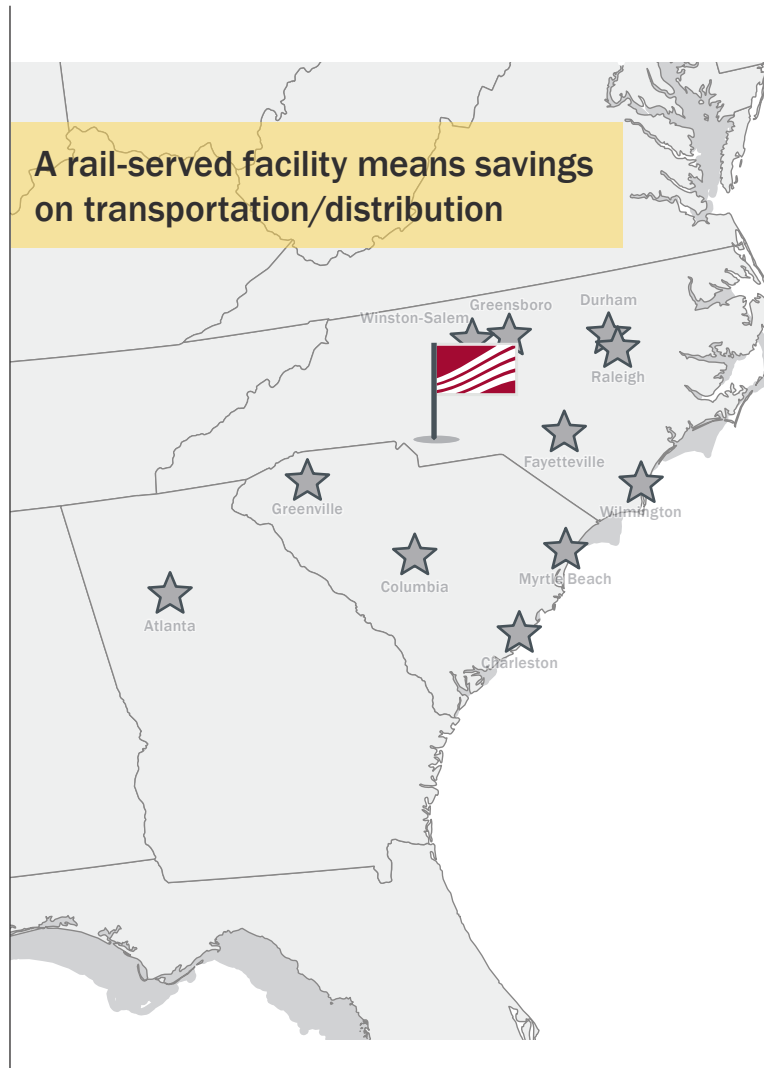
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## Market Reach

Atlanta	4.5 hours 250 miles
Charleston	3.5 hours 219 miles
Columbia	2 hours 103 miles
Durham	2 hours 143 miles
Fayetteville	2.5 hours 124 miles
Greensboro	1.5 hours 92 miles
Greenville, SC	2 hours 111 miles
Myrtle Beach	3.5 hours 174 miles
Raleigh	2.5 hours 166 miles
Wilmington	3.5 hours 202 miles
Winston-Salem	1.5 hours 90 miles



### Grocery & Retail



### Food Service



### Wholesale Grocery



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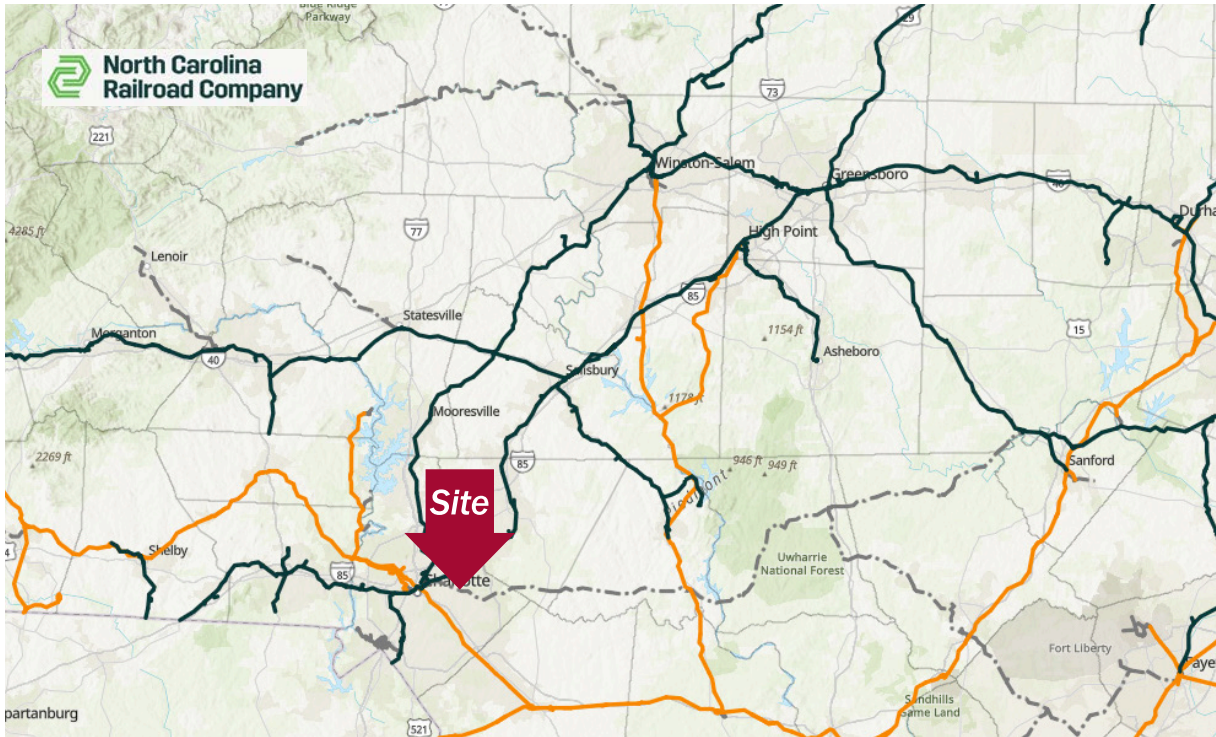
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## Railway Service



### SITE ADVANTAGES

Strategically Located Rail Served Facility  
Drives Net Transportation Savings







Competitive Rail Rates Leveraging Dual Class  
I Rail Carriers (CSX & Norfolk Southern)

Access to 17+ Million Consumers within 175  
Mile Radius

Dual rail service: Norfolk Southern & CSX

Short line services (ACWR): Aberdeen  
Carolina & Western



Class 1 Rail Carrier	Interchange with Class 1	Days of Service	289,000 lb. Railcars	Interchange Capacity
 Norfolk Southern	Charlotte, NC	7 if needed, 3 normally		150 railcars
 CSX	Aberdeen, NC	7 if needed, 6 normally		300 railcars
 Norfolk Southern & CSX*	Norwood, NC	7 if needed, 3 normally		100 railcars

\*Redundant interchange if needed



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## Property Overview

### Demographics

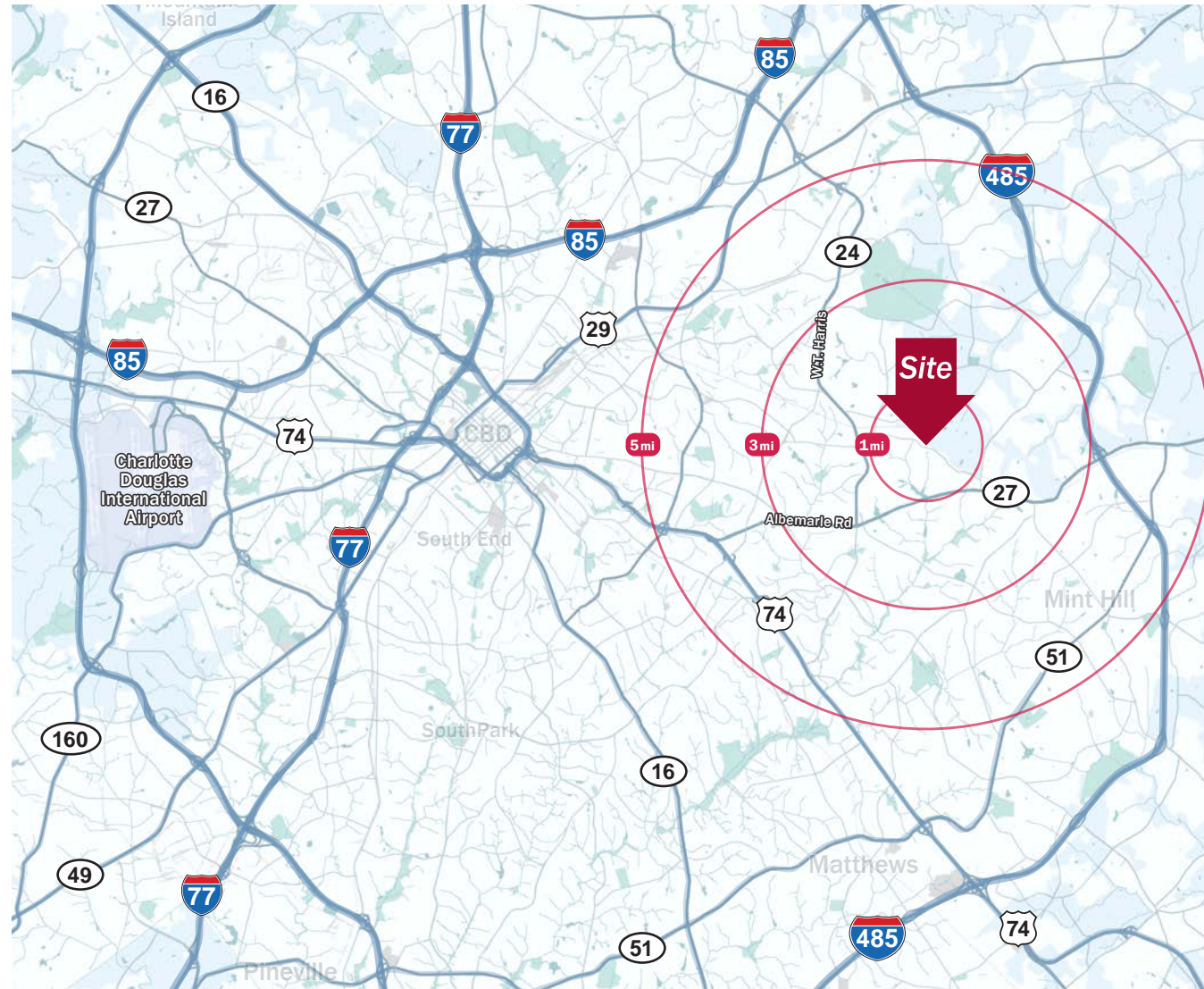
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	7,184	82,382	204,296
Growth Rate	0.51%	1.17%	1.15%
Avg. HH Income	\$103,029	\$97,746	\$107,558

### Traffic Count

Source: NCDOT

	AADT
Pence Road	10,500 (2022)
Albemarle Road	31,500 (2022)



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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