

FOR SALE

FOR LEASE

5300 & 5306 Rozzelles Ferry Road

Charlotte, North Carolina 28214

±4,015 SF warehouse / flex with a ±0.20-acre secured, fenced laydown yard on a West Charlotte corner lot.

±4,015 SF

WAREHOUSE / FLEX

±0.39 AC

CORNER SITE

ML-2

ZONING · IOS YARD

Contact Broker

FOR SALE & LEASE PRICING

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A versatile West Charlotte industrial asset — building plus secured yard.

5300 & 5306 Rozzelles Ferry Road presents an opportunity to acquire or lease a strategically located industrial property in Charlotte's established West Charlotte industrial corridor. Situated on approximately 0.39 acres, the property features a 4,015-square-foot warehouse building complemented by approximately 0.20 acres of secured, fenced-in laydown yard.

Positioned on a prominent corner lot, the warehouse is offered in warm-shell condition with 3-phase power and one 10' x 14' automated drive-in door.

The combination of functional warehouse space and dedicated outdoor storage makes the property well suited for industrial, contractor, service, distribution, and owner-user operations.

The property benefits from convenient access to Charlotte's major transportation arteries — approximately 5 minutes from I-85, 7 minutes from I-77, and 15 minutes from Center City Charlotte.

INVESTMENT HIGHLIGHTS

- Rare small-bay building *Plus* secured IOS laydown yard
- ML-2 zoning supporting a broad range of industrial uses
- Infill corner location on an established industrial corridor
- Owner-user, investor, or tenant flexibility — sale or lease
- Minutes to I-85 and I-77; 15 minutes to Uptown
- Warm-shell condition ready for tenant build-out

±4,015 SF	±0.20 AC YARD	3-Phase POWER	10'x14' DOOR
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PROPERTY DETAILS

The facts

Address	5300 & 5306 Rozzelles Ferry Rd
Parcel ID	03501106 / 03501105
Property Type	Warehouse / Flex
Building Size	±4,015 SF
Site Area	±0.39 Acres
Laydown Yard	±0.20 AC, fenced & secured
Year Built / Reno.	1955 / 2003
Construction	Brick face on commercial slab
Zoning	ML-2
County	Mecklenburg
City Limits	Yes — Charlotte
Power	3-Phase
Utilities	Water · Power · Septic · Gas



AERIAL — SUBJECT PARCEL OUTLINED

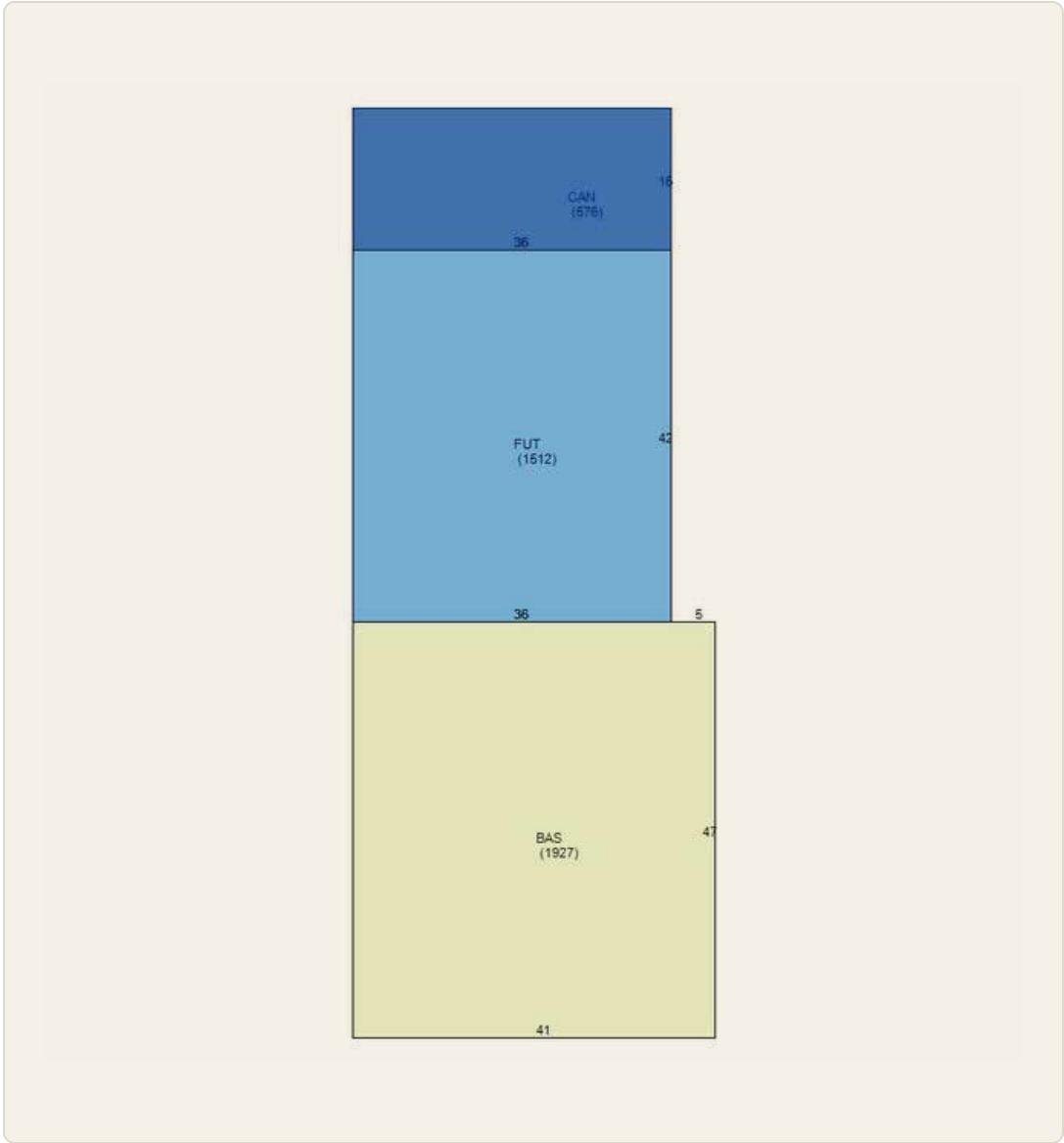
LOCATION & ACCESS

I-85	±5 min	I-77	±7 min	Uptown	±15 min
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Building & secured yard



±4,015 SF under roof



The building is offered in warm-shell condition — a clear, flexible envelope ready for an owner-user or tenant to configure. A single 10' × 14' automated drive-in door serves the warehouse, with 3-phase power in place.

Total building	±4,015 SF
Condition	Warm shell
Drive-in door	10' × 14', automated
Power	3-Phase
Secured yard	±0.20 AC fenced

WELL SUITED FOR

- Contractors
- Service businesses
- Distribution
- Light manufacturing
- Owner-users

Charlotte small-bay industrial & outdoor storage

Small-bay industrial & flex

One of the more compelling segments of Charlotte's industrial market is small-bay industrial and flex space serving local and regional businesses. Demand is supported by a broad tenant base — contractors, construction companies, service businesses, automotive users, equipment suppliers, light manufacturers, e-commerce operators, and local distributors.

The segment benefits from structural advantages. Much of Charlotte's existing small-bay inventory is older, while new small industrial buildings are difficult to justify economically given rising land, construction, and infrastructure costs. Redevelopment pressure continues to remove older industrial inventory from centrally located submarkets.

As a result, functional buildings in the 2,500- to 20,000-SF range occupy an attractive market position — especially with drive-in loading, three-phase power, secured yards, clear-span configurations, or convenient interstate access.

Industrial outdoor storage & laydown yard

Industrial Outdoor Storage (IOS) remains an important niche within Charlotte's industrial market. Industrial growth, construction activity, and an increasingly restrictive land-use environment create sustained demand for well-located properties that can accommodate outdoor storage.

For contractors and service businesses, the building is often only one component of the requirement — the ability to securely store trucks, trailers, equipment, and materials can be equally important. Fenced, secured yards therefore have the potential to command a premium over conventional warehouse buildings without usable yard space.

CORRIDOR

Along established industrial corridors such as Rozzelles Ferry Road, Wilkinson Boulevard, Brookshire Boulevard, and the I-85 / I-77 corridors, outdoor storage materially expands the pool of potential users.

Trade area at a glance

Radius rings centered on 5300 Rozzelles Ferry Rd · 2025 estimates. Source: CoStar Group.

METRIC	1 MILE	3 MILE	5 MILE
2025 population	4,218	68,358	190,385
2030 projection	4,575	74,511	208,726
Pop. growth 2020–2025	+8.68%	+11.86%	+15.73%
Households (2025)	1,511	25,080	78,485
Owner-occupied	52.2%	53.1%	45.4%
Avg. household income	\$56,831	\$75,000	\$92,670
Median household income	\$45,463	\$57,257	\$70,323

1-MILE RING

1,511 households

4,218

3-MILE RING

25,080 households

68,358

5-MILE RING

78,485 households

190,385

Population within five miles has grown **15.7% since 2020**, with continued growth projected through 2030 — a deepening labor and customer base around the corridor.

CONTACT US FOR MORE INFORMATION

Schedule a showing.

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brokering across the Carolinas since 1977.

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BROKER

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